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[Planning Commission Comment] Innsbruck Farms Development on Holston

Frank Ashby <fashby54@gmail.com>

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Good afternoon gents,

Residents in the Strawberry Plains area have recently been made aware of a new development, "Innsbruck Farms" positioned on the banks of the Holston River in Strawberry Plains. This development consists of 482 homes on 171 acres of land, and currently ranks in the top three highest density populations in Knox County. Notwithstanding the impact on existing infrastructure, traffic, etc., the impacts on the ecosystem bear investigation. In contrast, I oppose the development as a Sportsmen, Conservationist, and a Champion of Environmental Quality simply due to the run-off into the Holston River.

I have attached a link to the MPC website address which describes the project in detail including the Case File, Map, and Site plan here:

<https://knoxmpc.org/cases/?filter=Blake>

With these concerns in mind I offer the following observations:

- All run-off during the construction phase will go directly in to the Holston River, including but not limited to areas impacted by the removal of vegetation, construction of roads and residential infrastructure, et. al.
- The developer is proposing creation of "detention ponds" to serve as holdings ponds for run-off before eventually dumping in the river. This will adversely impact the water chemistry and water quality not only in the immediate vicinity, but also will lead to detrimental effects downstream. Residents of this development are precluded from having septic tanks due to the lack of square footage available on each lot to support creation of a septic field. As such, this require a sewage system; will this be supposed by the detention ponds or ??
- The above two points will, of course, lead to impacts on the use of the river for recreational use by kayaks, canoes, and other watercraft. In addition, these issues will have a significant impact on aquatic life, fish, and waterfowl, and other birds who depend on fish and waterborne insects for their survival. Lastly, many fishing guides who depend on the quality if the Holston for their livelihood will be negatively impacted as well.
- This development concept demands the immediate attention of Tennessee Department of Environment and Conservation (TDEC), The TVA, as well as the Knox County Metropolitan Planning Commission(MPC) immediately. This should be in the form of a mandate an Environmental Impact Statement in support of approval of an NPDES permit et. al.. These documents and permits would fundamentally endorse or reject this concept and/or will stipulate conditional approval based on actionable modifications to the concept and regulations governing construction a residential development or commercial property. In the event of approval, these also will establish the environmental monitoring plans which must be in place prior to construction. At a minimum, the Innsbruck Development must be placed on hold until the above concerns be addressed.

The following Actions are recommended.

1. Time is of the essence. The MPC will meet this coming week to reach a decision on this issue.
2. Go to www.knoxmpc.org/share
3. Select use 3-SB-21-C
4. Leave a comment opposing the Development of Innsbruck Farms-482 lots on Ruggles Ferry Pike; 482 lots on 171 acres

5. Send emails to the people and commission to voice your concern :

1. mike.reynolds@knoxplanning.org

2. richie.beeler@knoxplanning.org

3. commission@knoxplanning.org

4. Visit Website and Social Media and voice your concerns

5. Visit TVA's website here: <https://www.tva.com/environment/environmental-stewardship/water-quality>.

In my opinion many residents would support some additional development in our area, especially developments of lot sizes of one or more acres due to the positive effects a development of this nature would have on the community and infrastructure. However any development must be in a planned, environmentally friendly manner.

Kindest regards,

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This message was directed to commission@knoxplanning.org