

Allen Blake, P.E.
Property Address:
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Knoxville-Knox County Planning Commission
ATTN: Mr. Mike Reynolds
400 Main Street SW #403
Knoxville, TN 37902

RE: Subdivision Concept Plan 3-SB-21-C (Applicant: RC Ruggles, LLC)

March 8, 2021

Dear Planning Commissioners and Board Members,

I own the farm adjacent to the subject property. I am also a Registered Professional Engineer with extensive experience in land development. My work experience includes the preparation of subdivision plans, and I have represented developers to permit new subdivisions. I have also consulted with city and county agencies in support of legal issues involving zoning.

Unfortunately, I must formally express my opposition to the above referenced subdivision as proposed. The property should not be developed as intensely as proposed. I do not oppose appropriate development of this property. However, the property at this location is not a candidate for development at such high density.

The area has historically been agricultural in nature with limited residential development. I have been gratified that the recent development has been in keeping with the character of the area. These "new neighbors" invested in this area with expectations, based on accepted previous development standards and that reasonable development intensity would protect the area's livability. I would like to see their investment protected and the standard of living maintained.

The moderate to steep topography of this property is a very important development issue with the adjacent river and streams. Extremely intense development in this type of topography requires extensive clearing and mass grading. Less intense development allows less grading, helps maintain natural vegetation, and reduces erosion.

The proposed plan depicts a small detention pond with a pipe discharge into my field that would create significant erosion. This point source discharge is not into a blue line stream and, as such, is not acceptable or legally permissible as it would cause damage to my property. Additional changes to drainage area discharges onto the steep wooded portions of my property could increase erosion. However, the plan detail at this point does not definitively confirm this point.

Ruggles Ferry is the only minor collector to provide access to this property. The few small local roads such as Burris Road, Cash Road, and Pleasant Hill Road were not designed at all. These old country roads

follow the topography as they were established well over 100 years ago; these roads have steep grades and twisting alignments that do not meet current road design standards and are normally challenging and actually treacherous during inclement weather. The county must plan development with these roads in mind as the routes will become more dangerous when impacted by future development along Ruggles Ferry.

The Ruggles Ferry area is a largely agricultural area with small residential pockets. Planning and development adjacent to Ruggles Ferry must consider provisions for future complimentary development of other properties. Looking at the KGIS aerial photography, can you imagine the remaining agricultural area, including my farm which is an additional 180 acre undeveloped agricultural tract, at this level of development? Do not be short sighted; this intense development would set a precedent for future development along the Ruggles Ferry corridor. Development cannot be random and arbitrary with winners and losers chosen at a whim.

Ruggles Ferry and the adjacent local roads cannot efficiently support this development density with the limited available travel routes. I request that development for this and future developments along Ruggles Ferry be limited to significantly less density than that in this proposal. Thank you for your consideration.

Sincerely,

Allen Blake, P.E.