

8-G-21-R2

I am longtime resident of Evanel Way, my property directly connects to the 8 acres located at 4114 W Beaver Creek which is up for review to be rezoned. I fail to see any "need" to rezone this property from agricultural to planned residential. I do not feel this location is right for a development as I do not see that it promotes the general welfare of our community in any way. The development will increase our already bad flooding issues, is not in keeping with the look of our neighborhood, and that it will add to the bad traffic problems and regular accidents we already face.

I have major concerns about flooding. We currently have weeks of standing water and flooding of our crawl spaces with any significant precipitation. (Photos attached). I feel like adding 5 homes per acre will only exacerbate the water problems we currently face. I spoke to Jim Snowden and Leo LaCamera with Knox County Engineering, and they are aware of the flat area and our flooding issues. They would recommend leaving at least 2.5 acres underdeveloped because of the flooding issue we already have. (Emails attached). Currently sediment needs to be removed from the spillway. This is also something that the county is not currently maintaining on a regular basis. I understand manpower and funding may not allow for that, but it is an additional concern if we have construction and 40 more homes dumping water on us. I would ask that if this rezone is not denied that it be required of the developer to work with the neighbors to ensure that not only the water problem not get worse but work with us to improve it. I also understand that there are at least two retention/ detention ponds planned for this development with sediment traps. I feel like ponds this close to our property will also make the water and flooding worse. I have concerns for safety too. We have several children that will walk through the property to the Levi field ballpark and drowning is a concern. Mosquitos are also a concern as we do not need pest problems made worse either. These ponds carry risk for contamination and disease. This property was also host to a business for many years where trucks were worked on the field and gas and oil have leaked out for a decade at least. Will this be cleaned up?

Traffic is a concern as well. Evanel way is currently at the bottom of not one but two blind hills. There are signs posted that the speed limit is 30 mph but that is rarely followed. According to data provided by Jim Snowden with Knox County our road ranks 60 out of 554 roadway segments in Knox County for crashes. I believe that adding the new development will increase traffic on the road and the location of the entrance/ exit next to Evanel way will only add to the crashes. We cannot see to pull out of the neighborhood going either direction very well.

The current proposal would have five dwellings per acre; not at all keeping with the look of our residential area from the 1970's. We have homes on larger lots, not packed 5 per acre. I feel that 5 homes per acre is too many.

I have concerns about the crime new construction can bring also. We know there are not enough officers now to control speeding on this stretch of Beaver Creek so how will this area be patrolled during construction?















## Christina Fowler

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**From:** Terry Hill <Terry.Hill@knoxcounty.org>  
**Sent:** Monday, August 2, 2021 4:44 PM  
**To:** Christina Fowler  
**Subject:** Rezoning

Good Afternoon Chrissy,

Thank you for including me in your neighborhood meeting. I always appreciate community involvement, even when it can be controversial. I really liked the level thinking you brought to the subject.

I wanted to share with you response from KCS engineering when I enquired about the property after the meeting. Please contact me if you have any questions. I did get the feeling the owner was willing to address concerns which is a step in the right direction.

I appreciate your passion for our community.

Regards,  
Terry

Thanks, Commissioner Hill,

Myself and staff field checked this location earlier this week in preparation for the upcoming zoning request. We discovered the spillway was clogged with sediment, and we have plans to clear this area to prevent water from standing on the roadway. We also checked the upstream drainage area and discovered approximately 15.5 acres of drain to the site, of which 2.5 are contained on the rezoning request (map attached). Should the rezoning be approved, we'll work with the designer to ensure the predevelopment flow rates are maintained post-construction.

My more significant concern is the very flat grade of the yards downstream of this area. I did a quick analysis, and from Evanel Way to Deville Way, there are 8 feet of elevation change over 650 linear feet, or 1.2 %. To put this in perspective, we require a cross slope (center of the road to white line) of 2% on roadways to get water off the road. With this very flat grade and grass yards, it is not springily to see stormwater impound in heavy storms, under even the best circumstances.

As it relates to W. Beaver Creek, our latest statistics indicate this section has had 43 crashes over the past five years. Based on calculations, it ranks number 60 out of 554 total roadway segments in the County. Obviously, we would love to reduce and/or eliminate all these crashes; however, we have to prioritize our improvements carefully with our limited funding. For example, the current project we are working on, Canton Hollow Road, is number 2 on the same list and had 99 crashes over the same time period. I would encourage you to participate in our upcoming Comprehensive Plan Update, identifying what transportation projects we undertake over the next 5-10 years. This process will start in the Fall, and we would welcome the communities input on how we expend their valuable tax dollars.

Please feel free to contact me, and we'll be happy to assist in any way we possibly can.

**Jim Snowden, P.E.**

*Senior Director*  
Engineering and Public Works  
Office: 865-215-5808  
205 West Baxter Avenue  
Knoxville, TN 37917

**Christina Fowler**

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**From:** Leo LaCamera <Leo.LaCamera@knoxcounty.org>  
**Sent:** Wednesday, August 4, 2021 2:25 PM  
**To:** Christina Fowler  
**Subject:** RE: [External]RE: FW: Knox Planning August agenda #13 8G21R2

Ms. Fowler,  
My role will be to review plans if there is a development approved on the upstream property, and then only if plans are submitted before end of year when I will be retiring. I would encourage the developer to leave back 2.5 acres undeveloped and cluster dwelling units in the remainder of the property. Director Snowden indicated that sediment would be removed from spillways on the road. I am not sure that piping water out of the low area is feasible due to the flat slopes that he mentions.

Thanks,  
Leo LaCamera  
Knox County EPW

**From:** Christina Fowler <cfowler@1st-southern.com>  
**Sent:** Tuesday, August 3, 2021 10:58 AM  
**To:** Leo LaCamera <Leo.LaCamera@knoxcounty.org>  
**Cc:** Jim Snowden <Jim.Snowden@knoxcounty.org>  
**Subject:** [External]RE: FW: Knox Planning August agenda #13 8G21R2

Leo, thank you for sending the update and the map. I see why my flooding issue is so bad. Is it unreasonable at this point to inquire about what the next steps are in correcting this issue and when work would begin? Obviously we'd like some relief from the water whether or not a new development goes in and hopefully at least prior to construction. Is this something the county could schedule in prior to this fall?

The attached is of my front and back yard, neighbors yard, and directly across the street. I've also added these on the site for the rezone request although I'm sure you or your department will provide the planning commission with this information as well.

Thanks,

*Chrissy Fowler*

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----- Forwarded message -----

**From:** Leo LaCamera <[Leo.LaCamera@knoxcounty.org](mailto:Leo.LaCamera@knoxcounty.org)>  
**Date:** Fri, Jul 30, 2021, 2:46 PM

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