

This comment is to oppose the potential rezone for the Nelson Farm Development on West Beaver Creek.

My property backs up to the farm and I have several concerns. Years ago, the Nelson Farm tried to rezone but failed to meet the county's requirements for several reasons. The major concern was that it was too dangerous for vehicles to pull in or out of the entry way desired. There is not enough room to put a right of way in. This property sits on a blind hill and there are accidents there all time. A liaison of the potential developer said that there was no plan for any sort of right of way. With the addition of almost 40 homes within a 8 acre area how is that making the community better or safer? It only adds to the chaos and traffic that West Beaver Creek already has. Since the addition of Powell Dr that connects Emory Rd to Clinton Highway, West Beaver Creek has seen an outrageous amount of traffic. People use it as a shortcut to fly through the area with no regard to its residents.

Another concern is obviously the water. My neighborhood has no drainage provided by Knox County. As a professional in the foundation and waterproofing industry I know all too well what a new development means for my home and for my neighbors. It means more runoff due to developers doing just what they need to get by inspections. Everyone on Evanel Way already must deal with flooded yards, streets, and unfortunately flooded basements, and crawlspaces. The developer said that retention ponds will be put in but that is only holding water temporarily. Sediment traps need to be emptied but who will do so? I know Knox County will not do so. Retention ponds are nothing more than a liability. Insects and bugs breed in them, children could fall in when not supervised, and over time they turn into mud pits.

I fear that this potential development only hurts the longtime residents of this area. The developer's "Liaison" came to meet with members of my neighborhood several weeks ago and offered absolutely nothing that adds value to this community. Only more danger on the roadways and more water issues for homeowners.