

Dear Knox County Planning:

Please consider the following comments regarding rezoning of the property at 4114 W Beaver Creek Drive from Agricultural to Planned Residential. It is my understanding that 5 houses per acre can be placed on this 8 acre property.

I would like to reiterate, and provide my input on, the concerns brought forth by my fellow Lazy Acres families about this rezoning and subsequent development.

Much of the stormwater coming through Lazy Acres makes its final exit from the neighborhood through my property at the end of Cadillac Drive. Water crosses, and floods, Evanel Way from the East, and shoots down Cadillac Drive toward mine, and my neighbor's, property. This drainage is combined with a storm water river running north on Deville Way. Both these streams converge into an open curb cut and ditch in my neighbor's yard, under both our driveways, and continues through a ditch spanning my front yard, before exiting our development in the northwest corner of my property. There is a retainage pond on my property, which handles most water coming from other developments to the South. None of the stormwater from Lazy Acres makes its way to this pond, as it is up hill from the ditch in my front yard. A few years ago, the former owners of my property were forced to install a drainage pipe from this retention pond, because the heavy rains eroded away the side of the pond, collapsing and flooding properties downstream. My point is, most - if not all, of the water that falls on, and makes its way to Lazy Acres goes out through the ditch across my property. I see the total volume of that water first-hand. The drainage system, especially mine and my immediate neighbor's under-driveway culverts, already cannot handle the full volume of these major rain events. Impervious surfaces of up to 40 houses, roads, and hardscaping at 4114 W. Beaver Creek Drive will exacerbate the stormwater problem we have in the Lazy Acres neighborhood.

Secondly, West Beaver Creek Drive is a major arterial for people driving between Oak Ridge Highway and Clinton Highway. As mentioned by others in the Lazy Acres neighborhood, our exit onto this thoroughfare is very dangerous. Evanel Way is at the bottom of a dip created by blind hills on either side, and drivers on West Beaver Creek Drive pay no heed to the "Hidden Driveways" signage – speeding above 40 mph. There is a memorial across from Evanel Way for those who have been killed. I prefer to travel 35 mph on West Beaver Creek Drive, and wish there were speed humps and reduced speed limit on the Lazy Acres side of both those blind hills. I have already had some close calls turning left onto West Beaver Creek Drive from Evanel Way. Increasing traffic with another residential neighborhood will only add to the danger of this hazardous condition.

Thirdly, I moved to this neighborhood, and specific location in the neighborhood, for the peacefulness and security of the area. Adding 40 more families next to Lazy Acres will draw more unwelcome visitors to our peaceful neighborhood.

The people of Lazy Acres request that you deny the proposal to rezone the property, at 4114 West Beaver Creek Drive, bordering Lazy Acres.

Thank you for considering our opinions on this matter.

Kathryn Fuller