

My husband and I have lived at 6106 Creekhead Drive for 36 years. I am intimately familiar with the fragility of the 10 mile watershed area in which we live and travel daily. As you know, the 10 mile watershed is unusual, as we drain into sinkholes and not into streams rivers and lakes. In the 90's, due to overbuilding, the Cedar Bluff sinkhole failed, resulting in severe flooding for all the businesses and residents of that area. The city of Knoxville spent over 1 million dollars to remedy, but that area still floods for several days after heavy rains.

A dry "overflow" creek bed runs through our property and the length of our road and feeds the Walker Springs sinkhole. It is my understanding that this sinkhole is now under duress due to the rapid development in the past 5-7 years upstream.

In 2016 Creekhead Cove was developed on 10 acres of forest, which is adjacent to our property. Even with 3 acres devoted to retention ponds, the largest I have seen in the 10 mile watershed, the flooding that ensued was devastating to my and my downstream neighbors' properties. On our property, we lost access to our barn, orchard and woods for most of the year, except for a few very dry weeks in the summer. In 2019, we spent \$15,000 in land improvements to alleviate the flooding with bridges to have year round access to the property past the creek bed.

We CANNOT take another hit from flooding due to overdevelopment.

I must also mention the railroad runs the length of the Huber property in question, and you must consider the integrity of the railroad as well.

You may not know this; in the early 90's the Knoxville soil and conservation department conducted a study to record how much water trees store in their structures above and below ground. They took an acre and a half and divided into 3/4 acre plots. One they clearcut, another they left merely 7 trees (what would be typical for a residence). They collected and measured the runoff for each parcel. Those 7 trees stored 9,862 cubic feet of water. There is 7.48 gallons of water per cubic foot. Those 7 trees were natural storage tanks for 73,965 gallons of water annually.

I estimate we have lost 75% of our green space in the 10 mile watershed over the last 36 years. At present we are treading water. When my backyard floods, even after our improvements, Cedar Bluff, Ebenezer, Kingston Pike, Francis Rd, Helmbolt, Old Amherst, McCamey Rd, Piney Grove, Middlebrook, are all flooding at the same time.

As commissioners of the Knox Co planning commission, you hold great power. And with great power comes responsibility. I request that you deny the rezoning

and sector plan amendments application of Huber. I also request a halt to anymore development in the 10 mile watershed until a thorough examination of the flooding issues can be established and executed. I have some ideas of how that could be accomplished with the tremendous talent and resources we already have here in Knoxville. I would like to be invited to a meeting to speak about this further.

I have lived in Knoxville all my life, my children ad grandchildren still live here. I am deeply devoted to this area and its wellbeing for now and the future.

Thank you for your consideration,

Elizabeth Santella
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