



To: Knox Knoxville Planning Commissioners

CC: Mr. Harold Cannon
Director City Engineering Office

Andrew Roberto, Esq
2nd District Councilman

Re: Ashton Point (11-SC-21-C)

Date: November 7, 2021

Members of the Knox Planning Commission:

In response to the above referenced proposal the West Hills Community Association request a 60-day postponement of your hearing on the Ashton Point (11-SC-21-C) concept plan to provide sufficient time for the following concerns to be addressed.

1. Developer has not contacted neighbors nor the WHCA to discuss the proposed development.
2. The community has several questions about the proposed development including the following:
 - A. Negative impacts of increased traffic at an existing dangerous intersection of Buckingham and Vanosdale. The Buckingham stop sign is rarely observed and there is no stop sign on Vanosdale southbound traffic.
 - B. Residents of St Andrews subdivision (downstream from the proposed development) are concerned that the development will increase the potential of flooding in their subdivision which was documented at the February 2021 City Council meeting.
 - C. The baseball field in West Hills Park would be at increased risk of flooding. The area behind and downstream of the proposed Ashton Point development has a well-documented history of chronic flooding.
 - D. Both in the park and the downstream Saint Andrews neighborhood takes all flow from the basin and further into Ten Mile creek. Any detention pond and stormwater abatement should account for this chronic flooding and ensure no downstream off site impacts occur.
 - E. Based on recent major rain events we encourage City Engineering to require more than the standard City of Knoxville Land Development Manual requirements as provided by Section 22.5-23 Stormwater Code of Ordinances.
 - F. The revised concept plan has not been made available.

2. City Engineering's review has identified deficiencies in the submitted concept plan requiring revisions.
3. The concept plan does not address the routing of the discharge from the storm water control basin to Ten Mile Creek.

To prevent severe erosion and damage to the walking trail down slope from the propose basin location and damage to the baseball fields in West Hills Park, the discharge from the site's storm water control system needs to be controlled to discharge in the park's tributary creekbed to Ten Mile Creek as provided by Section 22.5-31 Stormwater Code of Ordinances.

The postponement we are requesting will provide the developer an opportunity to finalize the proposed concept plan and to meet with representatives of the West Hills community to discuss our concerns regarding traffic, stormwater controls, erosion controls, protection of the West Hills Park, lighting and noise abatement.

On behalf of the 1,250+ West Hills homes, thank you in advance for your thoughtful consideration of our request to postpone hearing this case for 60 days.

Respectfully yours,

Lee Hume
President
West Hills Community Association

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