

To the Knox County Planning Committee:

Our home is situated on the curve in Irwin road that makes up the edge of proposed rezoned land – just 250 feet away from 704 Irwin Drive's current entrance. Whatever happens to this land will have a profound impact on our daily lives. We have two huge concerns with the future of this land – water runoff and traffic. Because of these concerns, and because we want our neighborhood to keep its current character, we oppose rezoning the land at 704 Irwin Drive.

In the lower level of our home, we have a 2000 square foot gourmet mushroom farm. After seeing where water flows on our property, we have implemented water mitigation around our home to help ensure we will not have an issue with rainwater. If major terrain changes happen to the land across the street from us, the natural flow of the water that comes off of the ridge will flow right onto our land and the land of our neighbors. If water ends up in the lower level of our home, it will be devastating to our livelihood. We have been successful with our preparation to avoid any issues during the most recent downpours, but if a downpour were to happen on new terrain on the ridge, I have huge fears for our property. Any changes to that land needs to include plans to mitigate ALL rainwater that flows off of the ridge.

Other thoughts about the water runoff: Currently, when there is a heavy rain, the roads around us have places where the water flows over the roads and we are essentially stuck until it recedes. The current ditches that run down Irwin Drive between the proposed re-zoning's entrance and Fairlane Road cannot handle more water runoff. An increase in water will cause the low spot on the road to overflow out of the ditches and onto the road and into yards.

Our second concern is how traffic from a new development could affect our daily lives. As I stated before, our home is situated directly on the curve of Irwin Drive and within 250 feet of the land's current entrance. Our business brings two to three customers to our home a week. Currently, we feel comfortable telling people that it is safe to back out onto the street. A major change in traffic patterns could quickly make us change our minds about suggesting customers back out onto Irwin Drive. There is also a cutout in front of our house for cars to park, but that space will become too dangerous to use if an increase in cars drive around the curve on a regular basis. Our neighbor, who also has clients come to her home, has talked about expanding her driveway to allow cars to easily turnaround. We cannot financially afford to go this route to ensure the safety of our customers.

If a community is built on the proposed rezoned land, the only place to have a roadway installed is within 250 feet of our land in either direction. Wherever the new roadway is created, it would be extremely close to the blind curve on Irwin Drive. There is also an extremely steep hill on the East side of the land and another curve on the West side of the land. The rezoning report that was released on March 4th states that Irwin Drive is a 20 foot wide roadway, however, there are places on Irwin Drive where the road is less than 18 feet wide. This needs to be taken into account when thinking about the future of the land.

There are three roads that would be affected by a future change to the proposed rezoned land – Oakmeade Road, Fairlane Road and Central Avenue Pike where Irwin Drive comes to an end.

Oakmeade is the main roadway to leave the proposed site if headed to get on Clinton Highway.

Oakmeade is a narrow road with ditches along the sides and a curve with a blind spot due to trees. Increased traffic would have a huge impact on this road. It is already difficult for some drivers to use the road while another car is going the opposite direction. When trucks with trailers are parked on the side of the road (lawn care company vehicles for instance), a car must severely slow down to safely pass. An increase in traffic will greatly affect this road.

Fairlane Road would be used for someone leaving the land in question to get to the commercial area on Emory Road. It is already known that Fairlane Road can be unsafe due to it's hills restricting views. It also is a slim road. This should be taken into account when thinking about the future of the proposed rezoned land's future.

If leaving this area and wanting to get on the interstate or East Beaver Creek, a person would most likely drive down Irwin Drive and get on Central Avenue. At that intersection, there is a curve on either side of the Irwin exit along with a train bridge blocking views. Installing new homes and increasing traffic would require some sort of investment at that intersection to keep the public safe.

We moved into our home at the beginning of 2019. When looking for a home, we really only had two items on our wish list – a garage and a large yard. We love our neighborhood. The homes are spread out and there is an abundance of nature and trees. We sit in our living room and watch birds, deer and turkeys walk through our yard. It is quiet and peaceful and our neighbors are amazing. You cannot easily find a place like this anymore and I hope this beautiful neighborhood doesn't lose the character we have fallen in love with.

Thank you for your time,

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