

From Destin LeBlanc

1. **Need to address flooding due to creek overflow:** Developer needs to address flooding issues due to creek in cases of heavy rains. Is placement and size of the detention basin (pond), which appears to be smaller in the revised plan as compared to the original plan, adequate to address drainage due to coverage of most of land by homes and concrete/asphalt? In the past residents of Wisteria Plantation have observed flooding along the creek back of the property. Is the detention pond adequate to address all runoff from the property so that flooding is not exacerbated? Will there be a "hill" placed between the homes and the creek itself?
2. **Mailbox cluster area?:** Developer needs to add space for cluster mailboxes, including adequate parking for residents as they get their mail.
3. **School bus pickup area?:** Developer needs to consider plans for bus pickup for school children. This could be a place near Straw Plains Pike itself (which should be an adequate distance from that road due to the heavy truck traffic), or could be within the complex itself (providing there is adequate turn-around for such a bus). If pick-up near Strawberry Plains is expected, consideration should be given to the expectation that in about ten years, Straw Plains Pike will become a four-lane road.
4. **Suggest 3-lane street entry:** If Strawberry Plains Pike is to become a four lane road, developer should consider making street entrance to the complex at least three lanes (one for incoming traffic, one for left turn exit, and one for right turn exit).
5. **"Guest parking"?:** The original plan had a "guest parking" area. The Planning Commission needs to decide if there is adequate parking for each unit; what are the Knox County requirements for number of parking spaces for such a complex?
6. **Buffer fence/trees next to Wisteria Plantation condos:** Developer should include a suitable fence or suitable evergreen trees to provide a buffer along the property adjacent to Wisteria Plantation.
7. **End of street encroaches 35' peripheral setback:** The furthest end of the street significantly encroaches into the 35' peripheral setback. This should be revised so there is no concrete/asphalt street in the peripheral setback. Note: The earlier "Site Layout Plan" had what appears to be a "turnaround" at the end of the street which came within about 5 feet of the property line; is it correct that such a "turnaround" will not be added later.