

MEMORANDUM

TO: PLANNING COMMISSION AND STAFF

FROM: PROPERTY OWNERS OF 118HC003
DAMON & JOYCE FALCONNIER

DATE: APRIL 14, 2022

RE: FILE #: 1-C-22-UR
PROPERTY OWNER: DAVID EUBANKS

Damon & Joyce Falconnier purchased the 3 acre adjacent property, 118HC003, to the east of this proposed Use-On-Review referenced above, on April 28, 2021, with the intent to build (4) single-family residences on the property. We have been waiting to see how the adjacent (6) properties along Lovell Road would be developed before we are comfortable proceeding with our family's development. We are in agreement with this Use On Review application with the following stipulations that have been discussed with the representing attorney and one of the developing partners:

1. We request that Wavier #10 be modified to disallow light to cross the 8 foot high stockade fence that is located 5 feet from the property line adjacent to the residential zones. We request to review the lighting design documents and photometric studies for conformance prior to a building permit being issued.
2. Since the retaining wall is so close to the east property line in common with parcel 118HC003, we request the "Knox County Design Guidelines Type 'A' Screen: Dense," double row of "Green Giant" *Arborvitae* plants at 16 feet on center maximum be located on our side of the fence that is located the required 5 feet inside the property line, only adjacent to retaining wall area, to be installed and maintained by the self storage facility owner.
3. We request that any paving/parking adjacent to the East property line in common with parcel 118HC003 be 20 feet away from the property line, to allow for the 15 feet wide, "Knox County Design Guidelines Type 'A' Screen: Dense," double row of "Green Giant" *Arborvitae* plants at 16 feet on center maximum and the 8 foot stockade fence to be located the required 5 feet inside the property line to be installed and maintained by the self storage facility owner.
4. In consultation with most of the neighbors along the south property line, we request a swale to be designed within the required 5 foot fence setback from the property line. The swale would be a drainable swale to drain to the sink hole to eliminate water ponding in the neighbors rear yards.
5. The adjacent property owners request that the fence and the "Knox County Type 'A' Screen: Dense," be maintained by the property owner indefinitely and the self storage facility owner agrees to replace any dead plants with same species within one year of any plants dying.

We, as adjacent property owner with the longest property line in question, have the most to gain or lose with this proposed development, do hereby support this project with the inclusion of the stipulations noted in this document. We hope that the Staff and Planning Commission will include these stipulations and vote unanimously in favor of this application. We oppose this development without including these the stated stipulations in this document.