

This Request needs to be POSTPONED. There are many serious issues and concerns. Residents have not had time to review and comment because of the holidays. And the owner needs time to follow-up on various issues.

#1 NO SEWER. The intense development of Commercial and 70 units of Apartments at this location is not feasible and does not have adequate infrastructure. There is NO SEWER. Closest connection is 1 mile away at Thorngrove Pike. Costs will be approximately \$330,000 per KUB. Septic systems will not work for this site development per TDEC. Stream protection from possible sewer contaminants needs to be ensured.

#2 FLOODS. This entire area is a flood plain that has yearly floods that have become worse due to continued infill along Swan Pond Creek and other creeks in area. These are causing damage, as well as safety issues, to both private and public areas (homes, businesses, roadways, bridges, and recreational areas.)

This property has a home on a higher area, but the back area along Swan Pond Creek and the side area along John Sevier Hwy are low and flood routinely. Adding 250 parking areas ,along with removing grass and trees that absorb this water, will add to the flooding issue. Much of this area will have to be leveled in the plan of development. So water will be moved to other properties.

You can check FEMA flood maps. But it is much worse. We have lots of pictures and will attempt to get them on this site.

#3 NEEDS TRAFFIC STUDY. There are complicated and dangerous traffic issues at this intersection for this intense level of development. 250 vehicles turning in and out multiple times day and night. (100- commercial and 150 for residences.)

Entrance / Exit on John Sevier Hwy (3 Lane) - traveled by heavy Industrial Park traffic. It will be impossible to make L turn onto this Hwy and will back up other cars turning L on Strawplains Pike from the turn lane. Also this Entrance/ Exit is very close to Swan Pond Creek and could be affected during heavy rains with flooding.

Entrance /Exit on Strawberry Plains Pike near intersection. Already has entrance /exit from gas station and Retro Taco restaurant, numerous private driveways, one lane Jim Armstrong Road (that may be used for shortcuts) and

the youth Soccer Park entrance. Traffic will be backing up in the intersection waiting for people to turn into the new development, and there will be rear end collisions.

#4 There are many other concerns and issues that need to be addressed but these are the major ones.

We contacted the Planning Staff last Tuesday, Jan 3, and related our issues and concerns. We were surprised that the Planning Staff would automatically recommend approval of this Request for a change to the Sector Plan and Rezoning when they were made aware of problems concerning no sewer, severe flooding, and dangerous traffic issues, that all need more review.

Per Article 6.30.01 of Knox Co Zoning Ordinance states all of the conditions must be met before rezoning. One condition has not been met. This Development/ Amendment will have ADVERSE EFFECTS on other residents, businesses, public areas including roads and parks, from both increased flooding , as well as increased and dangerous traffic situations created from this intensive development. There is also potential environmental sewage/septic contamination reaching Swan Pond Creek which feeds into the Holston River and into the TN River and our drinking water.

Again we propose a POSTPONEMENT to allow the Owner time to follow up on the KUB sewer issue, as well as other important issues. Also the owner/developer told a neighbor that he did not plan to build for 3-5 years because of other projects he had. So why are we in a rush, when there are issues that need to be addressed.

If and when these issues are addressed, we request that this be a Planned Development, as recommended for Stream Protection and Floodway and for development near residences.