

I live in and own one of the 17 homes that border the proposed Stockton development. Each of these homes will be affected by this development in similar and different ways. The following are the ways I will be directly impacted:

It appears from looking at the KGIS and concept maps that I have the longest stretch of yard that borders the proposed development. This is the side where the road will run (see KGIS map below: property outlined in red). According to the current concept map 18 of the 27 units will face my backyard with all attendant noise and lack of privacy. The development and road will parallel the entire approximately 320 feet of the side of my property that borders the development. Because the TVA powerlines also run along the edge of my property, I am very limited in what I can do to provide privacy and noise abatement from the road and the townhouses.

In addition to the privacy issues and the noise there is also the problem with water drainage. The water from the HOA parking lot and my yard, drain in to the field where the development would be. In addition, water from Wellswood drains down the oil pipeline access and my drive next to access and into the field. Additional water comes from the neighbor whose property is at the end of my property where the pipeline leaves my property and goes into the field. Although the concept map shows a narrow green strip which I am supposing is lawn between my property and the proposed road, the road it will still act as a dam due the clay based, wetland soils in this area. This damming action will cause water to flow back causing flooding. At the WHCA board meeting I questioned how this problem with drainage could be addressed and was told culverts under the road would work. This doesn't seem realistic for a stretch of road that is almost the length of two football fields and a better solution would need to be found. I truly believe that the owner of this property has the right to sell to someone who will development in this area. I also believe that the development should fit the nature of the current residences and not cause problems for other owners.



