

A developer has applied for a change of zoning of the parcel of property adjacent to The Oaks subdivision. The change would require approval to change zoning from agricultural to residential. The parcel is approx. 14 acres with the application stating up to 5 homes per acre. The parcel currently in my opinion is a wetland area that has two creeks that run behind the current homes in The Oaks and continue through the parcel up for zoning. Knox County has already approved a subdivision across Northshore Drive. That subdivision is approx. 4 acres and is approved to build 14 homes. The storm water drainage currently flows underneath and sometimes over Northshore Drive and ends up in the backyards of homes in The Oaks and then proceeds to drain into the parcel of land up for zoning change. The runoff from the new development across Northshore will surely bring runoff of fertilizers and pesticides that will end up in the backyards of The Oaks residents properties. The current topography of the parcel up for vote is low lying and not suited for the building of homes without the need to bring in large amounts of fill dirt. If the approval is granted then the next step would be for the developer to seek a development plan for homes to be built. If the county approves the building of homes, in my opinion, the storm water runoff will be restricted if not stopped completely. Which would mean that the run off from both developments will end up flooding the backyards of numerous residents properties in The Oaks. Currently some of the homes at the low point in their backyards, are approx. 25+ feet below the foundations of their homes. Water will always be present and stagnant along with whatever unwanted chemicals (ie fertilizers/pesticides/etc.). And along with that are the health concerns also. As many of you know that have backyards in the area along Northshore and also along Harvey Road that the land is already wet and soft. My belief is we need as a community to pushback against the county so the land use change is not allowed. Knox County has a growth plan that they are pushing forward with and it seems that they are only interested in building and very little, if any, conservation. I would like the county to deny the change of land use and consider the parcel in question as a conservation area/wetland. Along with the chance that Knox County approves the change of land use, then approves building homes, there is a good chance that that parcel would end up connecting to the Oaks from the end of Crescent Oaks Lane because access from Harvey Road may not be allowed due to the creeks that run near the roadway. That would mean that all construction vehicles, dump trucks and contractors would have to use Spring Oak Lane and Crescent Oaks Lane. If you have ever walked back in the woods on that parcel of land then you know how low the land is and have seen the drainage areas. If enough residents push back maybe the county will hopefully postpone the vote to allow residents more time to research the possible development of the parcel or even better deny the change. The State of Tennessee needs to be involved especially with the factor of the two creeks that run the parcel and also run through The Oaks. Traffic seems to be one of the biggest complaints in the Farragut area and with all the new building being approved it will only get worse. Knox County is planning to widen Northshore Drive from the Concord roundabout to the Choto roundabout this summer and take until next summer 2025 to complete. Without the State Of Tennessee's involvement would be an injustice to the residents of The Oaks subdivision and possibly an illegal act due to the creeks that run through that parcel of land. I ask the Knox County Planning Commission to come to The Oaks subdivision and see first hand the lay of

the land of the parcel in question and also view the properties that will be effected. Looking on a map at the parcel and adjacent land does not give one any idea of what the lay of the land is. Consider these facts before a vote is held. Thank you Michael Van Heemst

The attached map shows the house that would be affected most, green. The red area is where the land is 25+ feet below street level. The map also shows the blue lines of the creeks that flow and both parcels.

