



Case 7-W-24-RZ, Item 20 on the July 11 agenda, proposes 5 du/acre on 23+/- acres in a rural area on a parcel that is currently zoned agricultural. The address of the parcel is given as 8802 Sevierville Pike, which is currently the subject of **a lawsuit seeking to overturn previous rezoning and sector plan changes**. No additional actions should be taken until the current case is resolved. The Parcel sits at the corner of Evans Road and Sevierville Pike. (see details below from case file)



- ▶ **LOCATION:** Southwest side of Chapman Hwy, south side of Evans Rd, west side of Sevierville Pk
- ▶ **APPX. SIZE OF TRACT:** 23.32 acres

- ▶ **PRESENT ZONING:** A (Agricultural)
- ▶ **ZONING REQUESTED:** PR (Planned Residential)
- ▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

- ▶ **DENSITY PROPOSED:** up to 5 du/ac



Evans Road is narrow and winding with no shoulders...



Evans Road is just 14'-4" wide.



Bower Field, also owned by Thunder Mountain Properties (TMP), sits uphill and adjacent to the subject property at 8744 Chapman Hwy. (Case 7-I-24-PA, 1-L-24-RZ).



Bower Field has been the site of extensive grading over the past year.
(Above, center of image; raw dirt area is new fill)



– over 30 vertical feet of fill has been added to the back side of the existing ball fields, creating additional flat area that varies from approximately 80-450' wide. No Storm Water Pollution Prevention measures have been taken in the affected area.



Downhill from Bower Field is Evans Road, which receives all the runoff from the ballfield property. There is an extensive area of swamp on this parcel, as shown in photos above. The footprint of the swampy area has increased since the recent grading at Bower Field and the destruction of an active beaver dam and pond on the Evans Road property that was done at the same time as the grading at the ballfield.



Since the new grading and destruction of the beaver pond on TMP property, mud now runs over Evans Road when it rains in a swath approx. 35-40' wide, as shown above. TMP has filled in other drainages on the 8802 Sevierville Pike property in the past, resulting in increased flooding in the downstream portion of the drainage on the west side of Sevierville Pike.

The swampy piece of land adjacent to Evans Road, **Case 7-W-24-RZ**, is not suitable for building homes. Recent grading has degraded the property even further, exacerbating the problem. In-filling the parcel to raise it above flood level will further exacerbate flooding on neighbors downstream that are already negatively impacted by the additional flooding from in-filling the stream (Dry Hollow) on the 8802 Sevierville Pike property approximately two years ago.

Given the parcel under consideration is absolutely unbuildable, NO HOMES should be allocated for this parcel: 0 DU/ACRE IS WHAT IS APPROPRIATE. Nor should these hypothetical yet “unbuildable” dwelling units be granted then be “clustered” elsewhere on the property.

Finally, Thunder Mountain Properties' reckless disregard for the impacts of large-scale grading on the watershed – from increased runoff, higher flood peaks, faster flood peaks, flooding of roads, sedimentation of sensitive waterways and the destruction of wetlands – must be checked. **An immediate hydrologic study looking at the cumulative effects of work to date and mitigation of downstream flooding and sedimentation—as well as implementation of SWPP best practices on the Bower Field and beaver pond sites—are needed.**