

I am writing to share my concerns about the proposed rezoning and future development of this property. I have three major concerns:

1. Flooding and the inability to properly and safely drain storm water runoff from the property. I've attached two pictures of the rear of the property from our home (our condo backs up to the side/rear of the property in question). As you can see, the rear of the property (which is likely the most elevated portion of the property) floods when it rains (it floods in other lower areas of the property too). Two different elevated neighborhoods (i.e., Beverly Acres and Mont Richer) adjacent to the property drain storm water onto the property at a high rate. The property already has a natural spring emanating from a cavernous area which likely requires special attention and environmental protection and two creeks/streams running through it. There is evidence of a sinkhole in the property and strong likelihood that caves/caverns exist underneath.

We used to live in Fountain Gate neighborhood which is almost adjacent to the property in question. Poor planning, development, and oversight caused storm water drainage to flood Tazewell Pike up to 3 feet of water regularly when it rained. This created very dangerous traffic conditions.

I'm concerned that given the saturated nature of the property as it exists, coupled with the increased flooding from storm water runoff when it rains, will make proper and safe water drainage impossible resulting in (1) flooding of Tazewell Pike, (2) flooding of our homes (our basement and neighbors' basements back up to the flooding water levels) as BP is on the downstream and lower side of the property in question, (3) flooding into Bradford Place neighborhood resulting in repeatedly eroding and damaging our private road and culverts (we just spent \$60,000 to repair one of our two culverts so future successful lawsuits are likely from BP to developer and our county), and/or (4) flooding of future residences on the property in question.





2. Increased traffic congestion due to overpopulating this property with any, and especially, higher density residential construction. We've resided in Fountain City for 20 years. We've witnessed and experienced increasing traffic congestion to the current state which is frustrating and dangerous. Ingress and egress onto and off of Tazewell pike is often dangerous, especially during morning and evening rush hour. Currently and on a daily basis Monday – Friday, Tazewell pike is congested from Murphy Road to Jacksboro Pike (and Old Broadway, Broadway, and I640) during morning and evening rush hours. Daily this area in Fountain City is identified by radio broadcasters tracking traffic congestion during rush hour as a problem area, increasing travel time to 10-30 minutes. Traffic accidents and motor vehicle operator injuries have increased due to increasing traffic congestion, resulting in even longer traffic delays.

Case in point, a hit and run driver hit and totaled my vehicle June 11, 2024 near the I640 Old Broadway exit. The accident resulted in a broken spine/neck (C6) and internal damage (torso). I'm fortunate to have lived through that accident and not be paralyzed. The ambulance driver informed me that they respond to traffic accidents in this area regularly now due to the increased traffic. The roads in this area cannot safely handle more vehicles.

Building more residences will result in more vehicles, more traffic congestion and delays, more traffic accidents, and increase risk and injury to motorists.

3. Unprofessionalism and unwillingness of Drew Staten Mesana Investments LLC (i.e., Scott Davis, Lee Dunlap, and Drew Staten) and to collaborate with concerned citizens. As instructed, we called and left voicemail messages for these three people identified by the Notice of Planning Commission Public Hearing post card, the same day we receive the postcard. No one has contacted us in 10 days. Their lack of response suggests that these developers are solely interested in making profit by seeing this property developed regardless of citizen concerns, damage to residential structures, future road flooding, or increased traffic congestion and traffic accidents and potential injury or death to motor vehicle operators.

Some questions I want to ask or requests I want to make of the developers, but haven't been able to due to their lack of communication.

- Provide me with a visual development plan/drawing (road layout, structure placement (including number of stories), parking, water retention, drainage, runoff, etc.)
- How will you safely drain storm water runoff from the property without flooding the two existing creeks, Tazewell Pike, the property you plan to develop, our neighborhood and properties, or pollute the exiting spring?
- Have you done an environmental impact assessment on this and adjacent properties? If so, what are the results? How confident are objective professionals that this development won't cause damage/harm/danger?
- What types of structures do you plan to develop and where on the property?
  - Rental? Owner? Single family dwellings? Multiple family dwellings? Density? Number of stories? Number of vehicles?
  - This property should support no more than 40 single family dwellings.
- How will you prevent access into our neighborhood and other adjacent properties from residents on the property?

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