

11/8/2024

To: Knox County Planning

Re: Rezoning of 5027 Tazewell Pike

From: Lawrence & Johanne Drolet

5003 Forrelle Way

Knoxville, TN 37918

To Whom It May Concern,

My wife and I would like to express our strong objection to the proposed rezoning of the above property to 10 du/ac.

There are numerous reasons to reconsider the development of this property. One item to note is the flooding on Tazewell Pike. There is a spring fed creek that runs behind our property, which originates from a natural spring on 5027 Tazewell Pike. It courses into the property at 5001 Tazewell Pike and is intersected by a second creek from 5027

As it makes its way under Tazewell Pike, often this area of the roadway collects water and the roadway is flooded, making it an obvious driving hazard.

We have lived here going on 2 years and have seen this happen on several occasions. With the ever-changing weather patterns, the rainfall, often called rainfall events, makes the present infrastructure unable to manage the volume of water that not only is added to the creeks but the runoff from additional development would exacerbate the problem even more.

I contacted the County Engineering Department and spoke to Ms. Purkey to inquire what can be done regarding this issue. From our conversation I was advised that Tazewell Pike is under TN DOT control and that the culverts under Tazewell Pike need to be replaced but the county can only recommend to the state that it needs replacement. According to Ms. Purkey that request was denied, as it is not in the state plans at this time.

Secondly, there have been numerous accidents on Tazewell Pike for a variety of reasons, one obviously is too much traffic and congestion beyond the capacity of the road in addition to having no center turn lane. The cause obviously is development and construction before the proper infrastructure is built.

Why is it that the developments go up and then after the traffic is beyond the roadways capability to manage then it's decided to reconfigure the roads and intersections and add additional measures to facilitate safe travel?

Most households now have at least 2 vehicles and with 116 units requested that's an additional 232 cars entering and exiting Tazewell Pike.

In the mornings and evenings trying to enter or turn off Tazewell Pike from Beverly , Kesterwood, Briarcliff, Shannondale, Villa, all the way past Murphy Rd and including other roads and also the subdivisions is dangerous to say the least.

Would not a traffic study be advisable prior to rezoning this property?

What is being considered as to the environmental impact of the development?

The developers that have been building in this county seem to follow the same pattern, flatten out a piece of property, remove every green living plant, shrub or tree and then maximize the ground space with structures, concrete and or pavement. In addition the lot lines are being reduced exponentially.

Why are some these properties not being restricted to single family homes?

The density of these developments does not add to the property value of the adjacent properties and that's a detriment to the owners of them.

Is that not one of the responsibilities of those who have oversight of these matters?

From what I read on county website the recommendation be 5 du/ac.

I propose 3 du/ac, as this would help assure that the water runoff issue is more manageable and the additional added traffic impact is limited.

We strongly urge you to disapprove of the rezoning request.

All of us affected appreciate your due diligence in this matter.

Sincerely,

Lawrence P & Johanne Drolet

lpdrolet@bellsouth.net

