

Additional comments to proposed rezoning and development of Tazewell Pike property between Bradford Place and Mont Richer.

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This is to express additional concerns that further substantiate our strong objections to the rezoning request. As a matter of procedure, how can the planning staff make any recommendation regarding the request at this phase of the rezoning process? Much preliminary work should be done before any decision is made, and the staff should shift a lot of that responsibility to the developer. The impression is that the staff is relying upon very broad, generic, and unspecified data that are not related to the proposed site's topographical and environmental features. The absence of an accurate correlation can result in wrong impressions and bad decisions.

Detailed and specific data should be compiled and presented to the planning commission before a recommendation is made to the Knox County Commission. Geotechnical information should be gathered by experts with recognized skill and documented experience in flooding risks, run-off, sinkhole activity, geological detection of caverns/underground faults, spring water protection/tributary capacity, all of which appear to apply to this property. An adequate number of core drilling samples should be taken if decisions are based on specific data.

Also, a detailed and comprehensive study of road capacity and traffic patterns must be conducted addressing ingress/egress and the traffic flow on Tazewell Pike. It is important that the aggregate data referenced in this objection be required at the preliminary rezoning phase instead of later in the process. If this is done, we feel that the proposed site will be rejected and determined to be not suitable to be built upon.