

Public comment Locust Hill proposal

<https://knoxplanning.org/cases/7-SB-25-C#request>

Submitted by Nancy Howell, 5304 Chapman Hwy.

I live at 5304 Chapman Highway and would be significantly impacted by the proposal to build a development behind my house. I have lived here since 1979 and bought my house, in part, because of the wooded area. This woods is wildlife corridor, connecting some parts of the urban wilderness to East Red Bud. Commonly, we have turkeys, deer, hawks, fox, and an assortment of birds, including a scarlet tanager habitat, a migrating bird that seeks wooded areas as its nesting area.

There are large numbers of massive trees, oak, hickory, and other hardwoods. There is even a very large magnolia. At one time, there was a dirt road (listed as a mining road on older TVA maps) that went from a former mining site, just behind Stonewall Arts on Chapman Hwy and following the property listed in this MPC case. The road is still visible in areas and was drivable with as recently as 20 years ago.

This area is a steep hillside between Locust Hill Lane and 3 houses, such as mine, directly on Chapman Hwy. It serves a purpose of preserving a unique woods and wildlife corridor. Those who live here no doubt wanted to live in this heavily wooded area. The construction of 9 houses would disrupt this woods, impact the potential for hillside slides, disrupt an important wildlife area and forever change the contour of the land.

The proposal's scope of 9 houses significantly enlarges density on this strip of land. There are currently 3 existing houses on Chapman Hwy, along with 14 on Locust Hill, so the addition of 9 more houses adds significant density to this small area. The entire scope seems far greater than what this hillside can sustain. In addition, the potential for significant tree removal at a time in which Knoxville is trying to expand our tree canopy, seems counterproductive.

There are two proposed houses for the area behind my house. This concerns me because these house are much closer to the back of my property than the proposed houses behind my two neighbors houses, due to the curve in the property. My property has large areas of shale rock area, which shifts periodically during drought conditions. I am sure this shale ledge continues beyond the pack portion of my property into this new planned housing area.

I am concerned also about trees being cut and the impact on erosion of the steep hill, which will impact my property. In addition, I am concerned that there may not be any oversight by the city to verify that no trees on my property are cut or impacted by felled trees.

This area would certainly have been an area that could have been a protected wildlife and wooded area, rather than inserting 9 houses on potentially unstable land. I urge the MPC to reconsider the need to alter this wildlife and wooded area of Knoxville.