

Hello Mr. Mullins and Mr. Kherani,

We hope that you are well and are grateful for your willingness to hear community concerns regarding the 205 N. Wooddale Rd. property. Many community members do not want to see this property developed at all but some of us have worked together to discuss our greatest concerns and have come up with some suggestions that we hope will satisfy both Mr. Kherani and our neighbors. In return, we understand you will seek some increased density from the current approved 2 du on the site.

We hope that these suggestions are a helpful starting point, and we look forward to the opportunity to discuss them in more detail, and to see if we can reach a win-win proposal. Ideally, we would like to see relevant conditions added to the rezoning request that are supported by many of the neighbors and acceptable to you.

Road safety and traffic

Concern: Wooddale Rd. is only 18.5' wide with no shoulders, it is very windy and the proposed development is at the top of a steep blind hill that has already caused car accidents in the past. The concern is having multiple vehicles pull out from a large subdivision when they will not be able to see oncoming traffic, due to the limited road frontage (240') and the steep hill. Drivers routinely are coming down the hill at 40 mph or greater speeds, which would require fast reaction to avoid a car pulling out of a new subdivision entrance. Additionally, there is not enough space for large vehicles, such as school buses to successfully turn out of this proposed neighborhood. A subdivision at the top of this blind hill will create unsafe conditions and the volume of people moving in would create significant traffic back up toward Asheville Hwy.

Proposal: Have a Traffic Engineer evaluate and report on the road conditions to determine if the construction of this subdivision can be done safely, before it is approved for development. We are really interested to know where the access road for the development would need to be located at, and how it would have sufficient sight distance with the hill, or what improvements would be needed to the road to provide sufficient sight distance (i.e. would the hill need to be graded down?). We also believe that a development with that many residents, nearly doubling the number of vehicles traveling Wooddale Rd, should widen Wooddale Rd to at least 19 or 20 feet from the subdivision entrance to Asheville Hwy. Building 4 du or less would reduce the volume of traffic to Wooddale Rd.

Wildlife and Fragmentation

Concern: The Wooddale Rd. property has a beautiful rolling hillside with a native meadow full of goldenrod, ironweed, frost aster and broom sedge. Meadows like this help filter and control floodwaters, support wildlife biodiversity by providing a wide variety of food sources and habitats; and they are becoming increasingly rare in Knoxville. This meadow is surrounded by mature oak, hickory, and cedar trees to name a few. These plant communities are ideal for wildlife and, as such, it is an incredibly active wildlife habitat.

Concern: Fragmentation is the primary cause of harm to local wildlife and is a major concern in Knoxville, as development continues to destroy critical habitat for these animals. Over 200 acres

of farmland is lost to development every day and countless forested areas are equally decimated. Migratory birds die when they cannot find the food they need during travel and residential birds may not obtain enough food to produce offspring, many animals are not able to travel through to other natural areas successfully without entering people's yards where they are often treated as a nuisance, and pollinators are in severe decline due to a lack of native plants within their flight range.

Proposal: See below under Flooding and Development

Flooding and Development

Concern: Knoxville is in a valley; the plateau to our west is over 2,000 feet and the Smokies are over 6,000 feet, so all that water flows to the lowest point. Flooding is already a major issue, despite the trees and natural areas we do have. Just one tree with a thirty inch diameter is capable of taking up 300 gallons of water in a day and native plants have extensive root systems (see attached) that act like a sponge and hold large amounts of water, successfully preventing flood damage. To have this area completely developed would result in more water being diverted into the Neal's Landing subdivision, due to the topography (see KGIS link). The Neals Landing subdivision and surrounding properties are already inundated with flooding issues due to that massive subdivision development.

Proposal: Conserve the back (west) portion of the property. An approx 4.43 acre section is depicted below. Conservation is for wildlife, plant habitat, flood mitigation, and stormwater quality. This could be done by placing a conservation easement on that portion owned by a land trust such as Foothills Land Conservancy.

This would provide you a tax deduction, would prevent the expense of a retention pond, would avoid building the most difficult section of the property (see topography map), and would prevent further flood damage to the Neal's Landing residents as well as the new residents of Wooddale Rd. By preserving the most ecologically valuable portion of the property, we can protect our community from flood risks, maintain vital wildlife habitat/corridor, and enhance the character and value of our neighborhood.

Several of the neighbors have expressed interest in then buying that portion with the conservation easement on it, meaning that an HOA would not need to be responsible for the management of that property. Management of the open space is a challenge, because it needs to be maintained so that it isn't inundated by invasive species and continues to function as an open space meadow. However, one of the neighbors has agreed to manage the property if access to the conservation area can be provided.

Quiet Enjoyment

Concern: Our community has already suffered from many years of development in this area and it is affecting our quality of life. We have many seniors who simply want to enjoy their remaining years in peace and are unable to do so because construction starts as early as 5 am and goes on until 10 pm. This has resulted in many of our local residents being displaced, believing they have no choice but to move elsewhere.

Proposal: Construction noise should be limited to the hours of 8am- 6pm to allow residents to enjoy peace when they arrive home from work or moments of peace for retirees.

Damage to Neighbors

Concern: During grading, many developers have graded up to property lines, digging up the ground and damaging the roots of trees on fence lines. Many times those trees are on a neighbors property (see attached PowerPoint). When those roots are damaged, the tree is injured and may die or have a reduced lifespan. The developer exits the project, the tree dies a year or so later, and the neighbor's only recourse is through the court system where they have the burden of proving damage, etc.

Proposal: A 10- 20 foot "do not grade" buffer along the north, south, and west portions of the property would protect tree roots that may be close by on a neighbors property. Clearing would be allowed when needed, but grading would be prohibited in this buffer.

Neighborhood Character Compatibility

Concern: A proposed dense residential development is not in character with the existing rural and large lot single family homes found along Wooddale Rd. and this section of Ruggles Ferry Pike. Driving along Wooddale Rd right now, you will see several neighbors with wooded areas, gardens, and corn patches in their yards.

Proposal: A [Type A landscape screen](#) on the areas to be developed (north and south property lines), coupled with a conservation area on the western (back) of the property, would be helpful for mitigating the dissimilar character of the development. We recommend the use of native plants for this screen. Native plants are adapted to this climate so they require less care, they support local wildlife and prevent the introduction of invasive pests which could decimate nearby native plantings (see attached links for native plant options). Additionally, building at 4 du'a would provide more space for new residents to maintain their yards similarly to the local neighborhood.

Supporting Links and Documents

Tree Root Protection

[Grow vs. Mow: 10 Reasons to Replace Your Lawn with Native Plants - My Climate Plan](#)
[Tennessee Smart Yards Native Plants | A comprehensive database of Tennessee native plants](#)

[Buying Native Plants | Tennessee Smart Yards Native Plants](#)
[Foothills Land Conservancy](#)

<https://www.kgis.org/KGISMaps/map.htm?map=topography&box=2626039:622693:2627493:623480>

Sincerely,

Mick Sullivan, Nancy Manning, Michelle Hoskins, Joseph Bailey, Kevin Murphy

A potential Conservation Easement area, 4.43 acres. 6.73 acres remain for development



Proposed conservation easement 4.43 acres- trees growing in drainage will take up a lot of water in addition to the many native plants in this meadow. Goldenrod, for example, has root systems that grow 11ft deep.

