

Hi Mike,

Thank you for speaking with me regarding Case 9-A-26-DP.

Following our conversation, I remain very concerned about this proposed development. As I understand your response, issues concerning the suitability of this property for construction, including permitting requirements, would be addressed later in the permitting process rather than resolved by the Planning Commission before consideration of this development plan.

The applicant's revised plot plan dated August 26, 2026, however, specifically identifies **"TOP OF SINKHOLE ELEV. 879.0"** immediately adjacent to the proposed residence and driveway. The proposed construction appears to be within 50 feet of that area, and I do not see a 50-foot sinkhole/closed-contour setback identified on the submitted plan.

I am also unaware of any geotechnical study or approval from Knox County Engineering & Public Works authorizing construction within the applicable sinkhole/closed-contour setback.

In addition, the application proposes **septic disposal**, and I have not been provided with documentation establishing that this property has suitable soils and adequate area for the proposed septic system and any required reserve area. This is particularly concerning given the physical characteristics of this property and its history as undeveloped/common area within River Island.

Because these issues remain unresolved, I am retaining an attorney to represent my interests concerning this proposed development, and we intend to be present at the Planning Commission meeting.

Please treat this email as my formal objection to Case 9-A-26-DP and include it, in its entirety, in the public record provided to the Planning Commission for consideration of this application.

I am copying the agencies that I understand may have responsibility for engineering, geotechnical, stormwater, septic and building-permit review of this property. If I have contacted the wrong individual within your department, I respectfully request that you forward this correspondence to the person responsible for reviewing Case 9-A-26-DP / Parcel 100-26.04.

I am also concerned that the handling of this application appears inconsistent with the manner in which Knoxville-Knox County Planning has addressed similar sinkhole/closed-contour development very recently.

In Planning Case **2-SD-26-C / 2-E-26-DP (Simmons' Farm on Roberts Road)**, **February 2026**, Planning staff specifically recommended as a condition of approval that a **geotechnical report be submitted to Knox County Engineering & Public Works for review and approval** to determine the closed-contour/sinkhole areas and required 50-foot building setbacks.

That same staff report further required that structures be located outside the 50-foot setback unless a geotechnical study prepared by a registered engineer determined that construction within the setback was acceptable **and the study was approved by Knox County Engineering & Public Works**. The report also stated that building construction is not permitted within the sinkhole/closed-contour area or any required drainage easement.

I therefore do not understand why these issues would simply be deferred to the building-permit stage in **Case 9-A-26-DP**, particularly when the applicant's own revised plan identifies **"TOP OF SINKHOLE ELEV. 879.0"** immediately adjacent to the proposed residence and the proposed construction appears to be within the 50-foot area.

I respectfully request that Planning and Knox County Engineering & Public Works explain whether the requirements applied in **2-SD-26-C / 2-E-26-DP** apply to this development and, if not, identify the basis for treating this application differently.

Because I was advised by you today that these issues would be addressed during the permitting process, I am specifically requesting that the agencies responsible for that review be made aware of these concerns before any approval or permit is issued.

I would also request that Planning preserve and make available all materials submitted in connection with this application, including any geotechnical studies, sinkhole or closed-contour evaluations, Engineering & Public Works reviews, drainage studies, soil evaluations, septic approvals, staff comments, correspondence, and revised plans.