



**Fwd: re-sent with photos**

1 message

**Michael Brusseau** <mike.brusseau@knoxmpc.org> Tue, Mar 11, 2014 at 1:45 PM

To: Dan Kelly <dan.kelly@knoxmpc.org>, David Campbell <dcamp44@tds.net>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>

Re: Item 39

----- Forwarded message -----

From: <jdavemay@comcast.net>  
Date: Tue, Mar 11, 2014 at 1:20 PM  
Subject: re-sent with photos  
To: michael.brusseau@knoxmpc.org  
Cc: Richard.briggs@knoxcounty.org

Mr. Brusseau,

My name is Dave May, and I am president of the Farrington Homeowners Association (FHOA). It has been brought to my attention by several residents that an adjacent property is being considered for re-zoning at Thursday's MPC meeting (agenda item 39). I have reviewed the request from Ideal Engineering Solutions, Inc. and have little doubt that the request meets the standards set forth by the county and the MPC. I (representing the FHOA) do, however, have some serious reservations concerning the Dalemere Drive stub street extension and the water drainage from the development.

Farrington Subdivision is somewhat encapsulated; that is, all our streets are neighborhood streets--not thoroughfares. We are not a shortcut to anywhere. We are a walking-friendly subdivision. (Just this morning when I returned to my home I passed three ladies--not all together--walking with baby strollers.) If the Dalemere stub is opened to the new development with the expected 400 or so ingress/egresses, it would change the complexion of the neighborhood. Dalemere Drive and Farrington Drive would become thoroughfares. Also, the street from the new development into Farrington via Dalemere Drive would start steeply downhill and continue downward until it reached a fairly sharp turn. That would be dangerous even in good conditions and downright hazardous in bad.

The drainage created by clear-cutting the existing greenbelt can only add to an already existing drainage problem. There are erosion problems on Dalemere Dr. and in the drainage easement that flows through my yard. During a light or moderate rain, the storm drainage runs like a river. During large storms or prolonged rains, my yard is a veritable lake. I have attached a couple of photographs of my yard. This is not a rare occurrence.

I plan to attend the MPC meeting on Thursday with my concerns. If you wish to discuss the issue

beforehand, please call me at [865-531-3384](tel:865-531-3384) (H) or [865-696-2227](tel:865-696-2227) (C).

Thank you,

Dave May

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Michael A. Brusseau, AICP, Senior Planner  
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**2 attachments**



**P3160009.JPG**  
436K



**P7230010.JPG**  
343K

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**Agenda Item 39 Ideal Engineering Nubbin Ridge / Dunaire MPC File 3-F-14-RZ**

1 message

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r\_piety <r\_piety@bellsouth.net>  
To: bettyjo.mahan@knoxmpc.org

Tue, Mar 11, 2014 at 6:07 PM

Dear MPC Staff and Commissioners,

I and many of my neighbors in Farrington Subdivision are very concerned about the implications of Agenda Item 39 - Ideal Engineering - Nubbin Ridge / Dunaire.

From reading the MPC Staff's review it is clear they endorse approving the rezoning and that it will likely pass.

However, as you review this proposal and especially any subsequent development plan, please consider the following:

1) I have spoken with many Farrington residents and they uniformly **oppose the idea of connecting to Dalemere** as proposed by the MPC Staff. Home owners along Dalemere appreciate the value of being on a dead-end street and the increased safety it brings to children and those walking. But the concern is not limited to those neighbors living on Dalemere. Home owners elsewhere in Farrington do not want a 2nd connector to Nubbin Ridge encouraging even more non-resident through-traffic.

2) A second issue is the safety of the proposed subdivision entrance on Nubbin Ridge. Despite the stated 300' line of sight in both directions, this is a curving stretch of road that lies between a blind curve, and a change in elevation that restricts visibility. This stretch is already one of the more hazardous. **Please do not add a subdivision entrance without improving this stretch of Nubbin Ridge Road.**

3) A third issue that needs close attention is drainage. Even with the current wooded and over-grown state of this plot, it already discharges heavy run-off during storms resulting in water and erosion problems in Farrington Subdivision. **Development Plans that simply maintain the status quo of the present run-off volume will not suffice.**

Please consider the impact on the existing residents of the area while you make decisions related to this plot of land.

Regards,

Richard Piety

1108 Farrington Drive

Knoxville, TN 37923