

To the members of the MPC:

This is to inform the MPC of the opposition of the family of James and Vickie D. Odeneal to the rezoning of the property at 1008 East Beaver Creek Dr. from Agricultural to Planned Residential. We have several objections, not the least of which is the potential for tremendously increased water runoff and clay content of the water not only across our property but our neighbor and the common driveway.

Currently, springtime water runoff can be quite dramatic, with the flooding of our lawn and water fountains from crayfish holes of from 4 to 10 inches. The water currently flows down the limestone slope at the southwest side of our property and the 1008 East Beaver Creek Dr. property to our garage and around the front of the garage across the concrete driveway into the stream/creek that flows mainly in spring to drain water from the properties to the south and to the southwest to the main drain manhole which is in the middle of a strip of easement property underneath the power lines that run to our 1308 E. Beaver Creek property. This stream/drain is not noted on current plats/maps and runs diagonally from the SE corner of the garage, under the driveway via a pipe, NE to the edge of our property to the manhole drain.

The stream in our lawn runs over an old creek bed about 12 to 18 inches below the surface and is still home to crayfish which are often seen on the driveway during the rainy season in spring.

Our neighbor has had water runoff issues that he has been fairly successful in taking care of.....presently. The concern we both have is with the removal of trees and vegetation on the 1008 E Beaver Creek property and the removal of topsoil and decreased absorption area for the water to infiltrate the ground the water runoff issue would be greatly increased into and around both our homes, plus increased soil runoff of clay composition, at least until grass is re-established on the new construction. The possibility for flooding is a real concern.

Another concern for me and my family is the increase in traffic, especially during the commute times in the morning and evening. East Beaver Creek is a narrow two lane road with NO SHOULDER. Many people walk down the edges of this road all

the time. We have had no injuries...YET. However, in its current configuration, this is simply a matter of time. The 1008 property is at the crest of a hill/rise in the road toward the intersection of E. Beaver creek/Cunningham Rd. and Dry Gap Pike. Cars come off that hill faster than safety will allow. Our driveway is at the base of that hill and it is often already difficult to exit onto E Beaver creek in either direction. If zoning is granted then you will have two subdivision roads, directly across from one another, producing quite a little traffic bottleneck, especially during high traffic times right at the top of that hill, with no shoulder.

A third concern is the tendency of the area from a rural low density character to one with a much higher density and all the issues that come with it. It certainly is a big change in lifestyle environment from deer, turkey and numerous other wildlife to an urban area and even commercial. The tendency to develop natural areas in fairly steep topography and remove protective trees and vegetation is extremely disconcerting and will eventually impact the watershed and result in an increase in demand for services as people and businesses take over what is one of the remaining rural areas in the county, and perhaps increasing problems of crime and safety and traffic and utility supply.

My family and I fully support the right of individuals to use and profit from the property they own....but not at the expense, safety, and quality of life of those who are already established in the area where changes are requested. Knoxville and the Halls area is one of many beautiful areas with a character that appeals to people. The only way to maintain the desirable qualities of an area are to limit what some may call progress but in reality is simply BUSINESS.

Thank you for your consideration. Once again, my family and I go on record against the proposed zoning change from agricultural to a zoning with any density. There are plenty of areas that can provide homes without destroying the character of this area or causing the water runoff, traffic, safety and services issues and their resultant costs.

Sincerely,

James N. and Vickie D. Odeneal

