



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] 2-SA-20-C**

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ravenwood7600 via Commission &lt;commission@knoxplanning.org&gt;

Tue, Feb 11, 2020 at 7:59 AM

Reply-To: ravenwood7600@aol.com

To: Commission@knoxmpc.org

Dear Commissioners,

I'm both a resident and small business owner located in Halls. I'm writing to you to express some concerns I have about the proposed multi-family development, Rainier Valley, being considered for [4807 East Emory Rd.](#) (which would sit behind and uphill from my property); and to further ask for a postponement of the approval vote to give me time to gather more information about its impact on my property, and to help me avoid confrontation with future neighbors in Rainier Valley.

I'm also motivated to act now because a number of years ago, a condominium community was developed adjacent to and north of my property which has caused significant and continuing drainage issues. I didn't participate in the approval process at that time because I failed to make myself aware of the damage it could cause, a decision I continue to regret. So I'm making sure this time to gather as much information as possible and participate in this process, making my opinions known, seeking answers from both you and from the developer and engineer for Rainier Valley, and defending my property.

I do understand that the developer wants to maximize profits on his investment; however, once Rainier Valley is finished, the developer will be gone, and it'll be far too late for me or my neighbors to express any concerns. I don't want to be unreasonable, but I do want to try to address problems before they start.

My issues currently are as follows:

**1) Timing:**

--I only received the notice regarding the application for a Use on Review about 10 days ago for this project.

--I was taken aback this past Friday to discover that a concept plan, absent from the Use on Review postcard from the week before, had been added.

--As a small business owner, I work more than full-time, so my ability both to do critical research and communicate with my neighbors about this project is hampered. And since I wasn't notified soon enough about this project, the details of which necessitate a thorough understanding of how all our properties will be affected, I've had zero opportunity to do that research and communication.

--I've already started contacting experts in various fields to help me understand all facets of this project; but, as you must know, working in the field of development, these professionals are booked out days, weeks or even months out, so getting answers quickly is difficult.

--I have a disease called psoriatic arthritis, which often leaves me in pain and very fatigued on an unpredictable basis. I can't count on having the energy or pain control consistently to do this research quickly.

## 2) Limited resources:

--As a small business owner with an unpredictable income, I have limited resources with which to hire professionals who would 1) investigate these plans to make sure they maximize efficiency for all parties; and 2) advise me on what steps I can take to reduce adverse effects on my own property, and what costs might be involved in making those changes.

--Given the fact that none of us lives in high-end homes in this area, it's safe to say that my neighbors most likely also do not possess the financial resources to investigate the impact of Rainier Valley and make needed changes to their own properties.

## 3) Drainage:

--**Effects on my property:** The plan calls for a drastic reduction of green space. The developer has also asked for smaller setbacks, further reducing the absorption area and lessening the buffer between Rainier Valley and its neighbors. I am neither an engineer nor a developer, but I do know that water runs downhill, potentially affecting my house, my business and a rental unit I have on my property. This problem will be exacerbated by the decrease in green space, which will create a bigger demand for drainage, thus further adversely affecting my property.

--**Effects on neighbor's property:** It also may impact the property of the neighbor whose house is next to and below the proposed pond. Yesterday I gave him the information that I have gathered, but we have not had a chance to discuss it. I do know that he hadn't heard of the project and was quite surprised by it. His house is built on a slab and has very little room for additional water to pass.

--**Effects on all adjacent neighbors' properties:** The project's engineer told me that his plan calls for the installation of a pond to slow down the water distribution, but 1) he said that the details of the pond were to be "worked out later," and I'm uneasy with the idea of this project getting approval without knowing exactly how water and runoff will be dealt with; and 2) I have not yet had the time to research how such a pond is adequately sized and built, or how much water would be directed onto my property. The engineer did say that the water will be more controlled than it is now. But of course, with 16 units, there'll be a lot more of it.

I have some understanding of this process, having appeared before the Commission to obtain initial approval for my boarding kennel business in 1996, and then again in 2014 to apply for an expansion of the business. Knowing the planning that goes into the applications, I apologize for appearing so late in the process. If I had had the information earlier, I would have tried to resolve my questions well before the Use on Review meeting. But I didn't have the full picture until this past weekend, so here I am.

Because of these initial critical concerns (and any that will arise once I've had time to do more research), I request that this vote be postponed for 60-90 days. I believe addressing this issue now will make things better for myself, my neighbors (especially the one by the proposed storm water pond), and the future residents of Rainier Valley.

I appreciate the courtesy of your time and attention.

Sincerely,

Cheri L. Roop, home and business owner  
7600/7602 Old Maynardville Pike

2/11/2020

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)