

North Broadway Flooding Issues Photos taken February 28, 2011

North Broadway at Woodland Ave below.
The intersection was closed to traffic.



Broadway at Cecil Avenue under water



North Broadway at Woodland Ave road closure



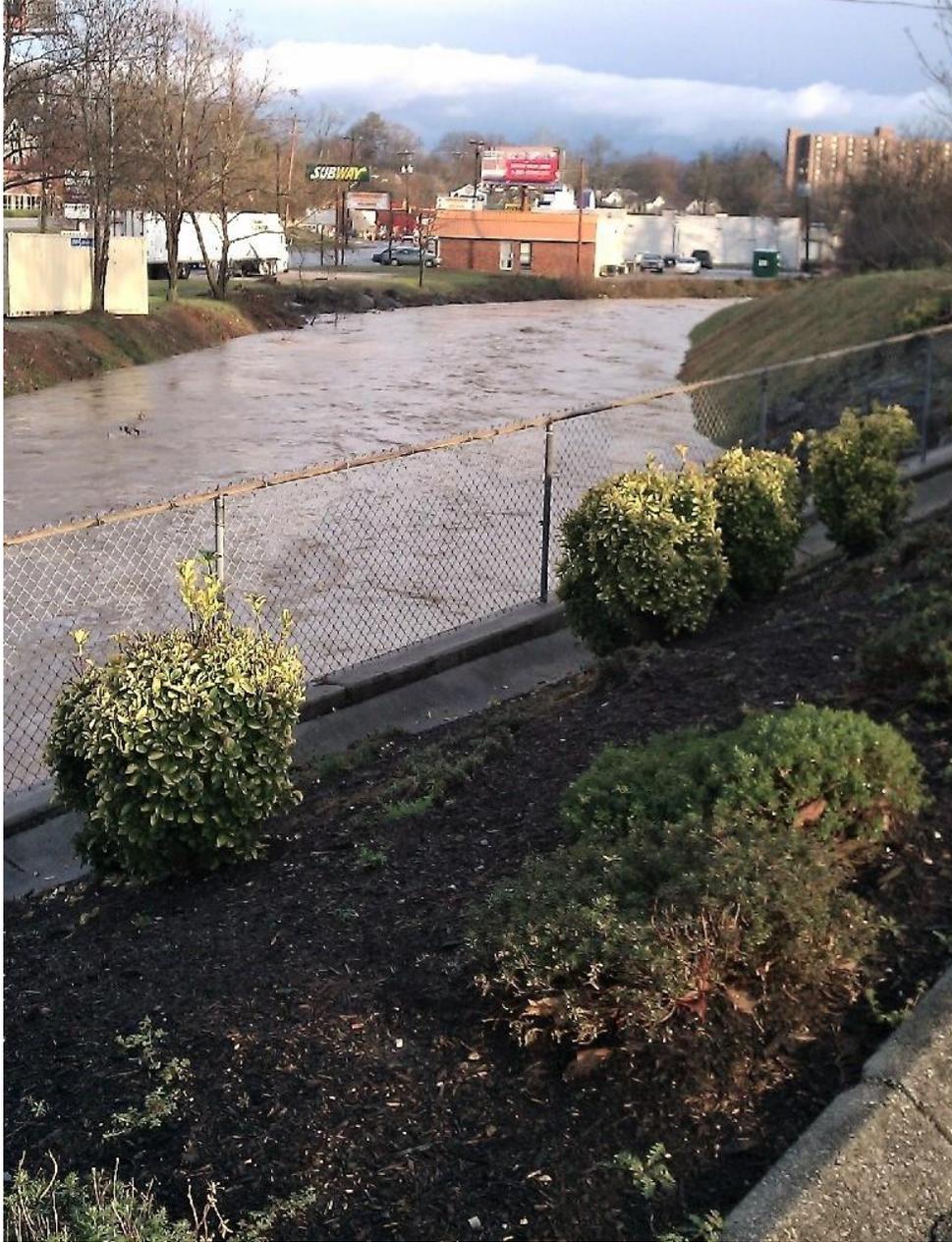
First Creek flooding at Fulton pedestrian bridge during same storm episode. North Broadway was also flooded at the I-640 interchange.

North Broadway Flooding Issues 2011

Oglewood Avenue bridge near Steven's Mortuary looking south at businesses facing Broadway.

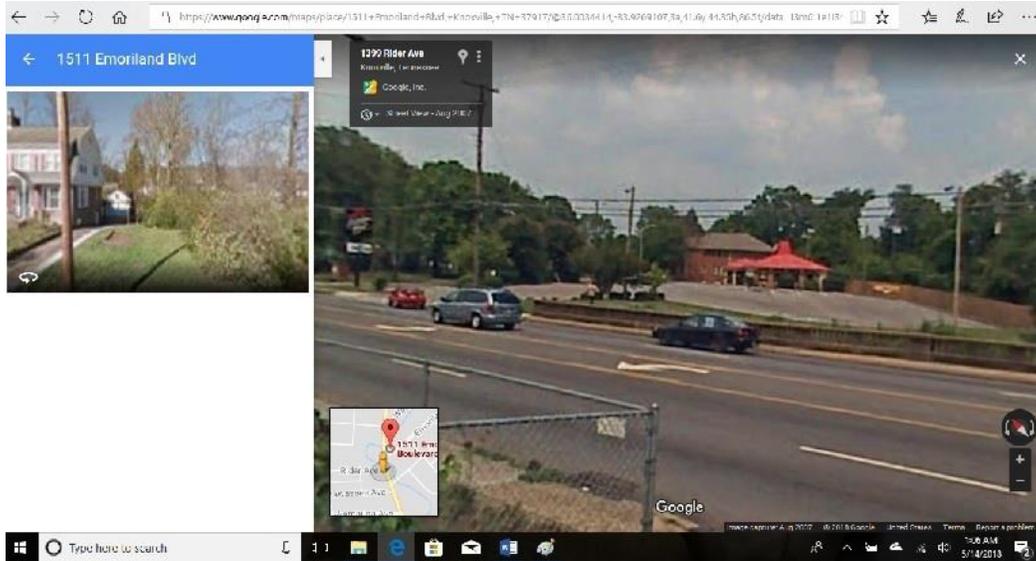
This is where the creek boundary was maintained on February 28, 2011.

The building where the Subway was is now La Herradura

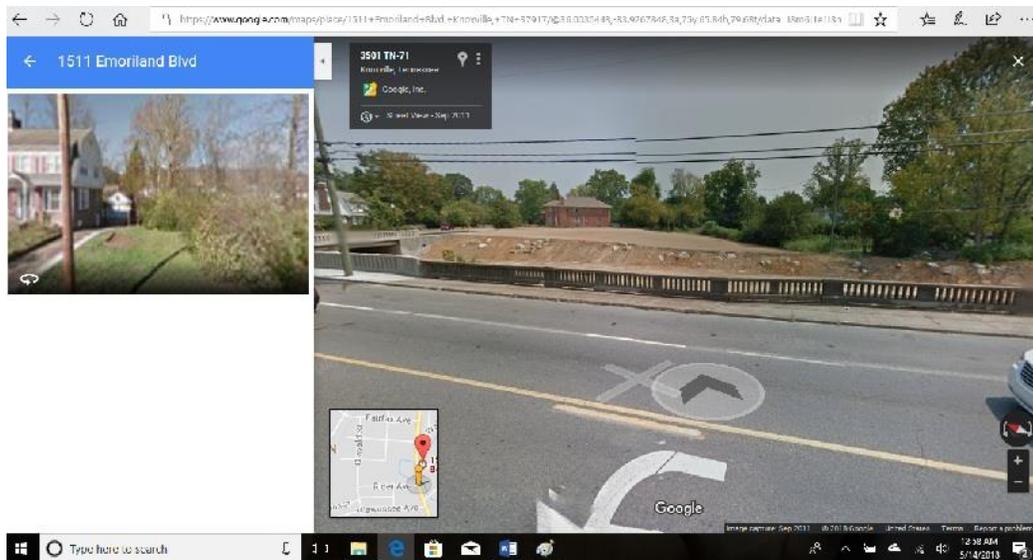


North Broadway at Fairmont Emoriland

North Broadway in 2007. Notice the Pizza Hut in the background. Photos courtesy of Google Street View

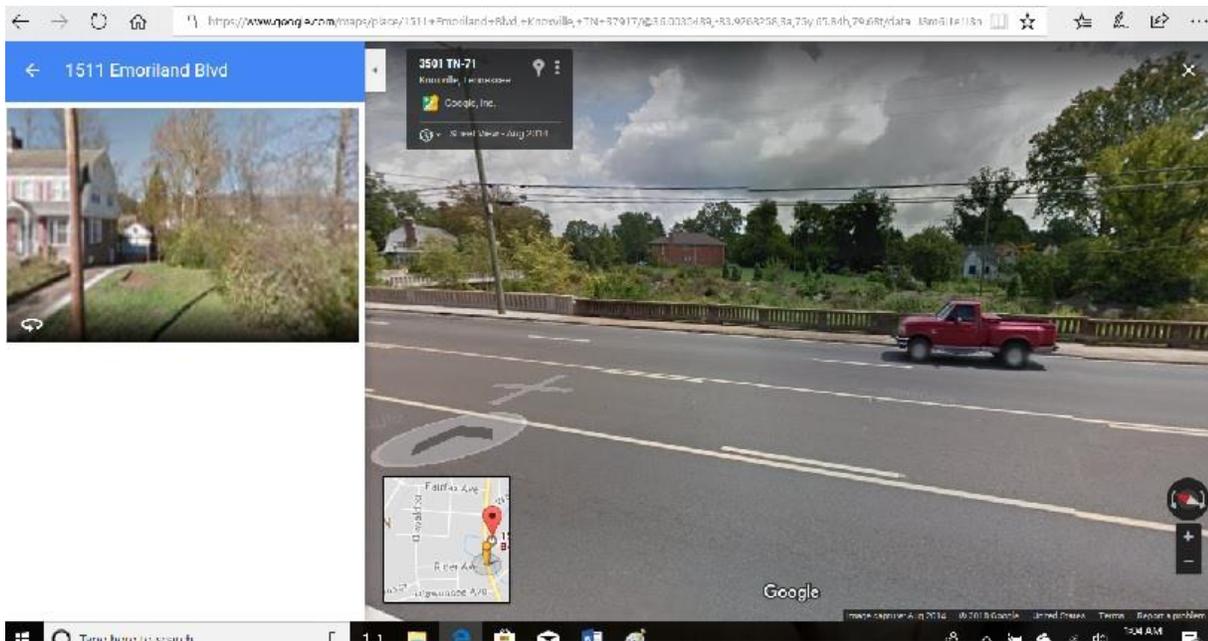


North Broadway in 2011. Notice that a business is lost. The city purchased the property.



North Broadway at Fairmont Emoriland

North Broadway in 2014. Photo courtesy of Google Street View



Not only was a business loss, but tax revenue was lost as the city had to acquire this property for flood control. The improvements cost over \$2 million dollars.

Banks Avenue Flooding Issues on tributary stream to First Creek

630 Banks Avenue April 2012, photos courtesy Google Street View



630 Banks Avenue September 2014 after house demolished



A house was lost, a taxable property was lost

Banks Avenue Flooding Issues on tributary stream to First Creek

630 Banks Avenue during flood control grade work in 2015, courtesy Google Street view



630 Banks Avenue now designated as Oakwood Natural Area – Purchased by City of Knoxville in 2011. It serves as a flood control area.



The creek continues under additional properties which were dug up to add large culvert pipes to connect the feeder streams earlier this year (2018)

Additional Storm Water and Development Issues for established areas



River of storm water run-off from undeveloped Sharp's Ridge on Hanover Street in February 2018. The bike trails on the ridge are dirt with occasional pavers for wet areas. There is no pavement on any of the trails, just the road on the top that services antennas.

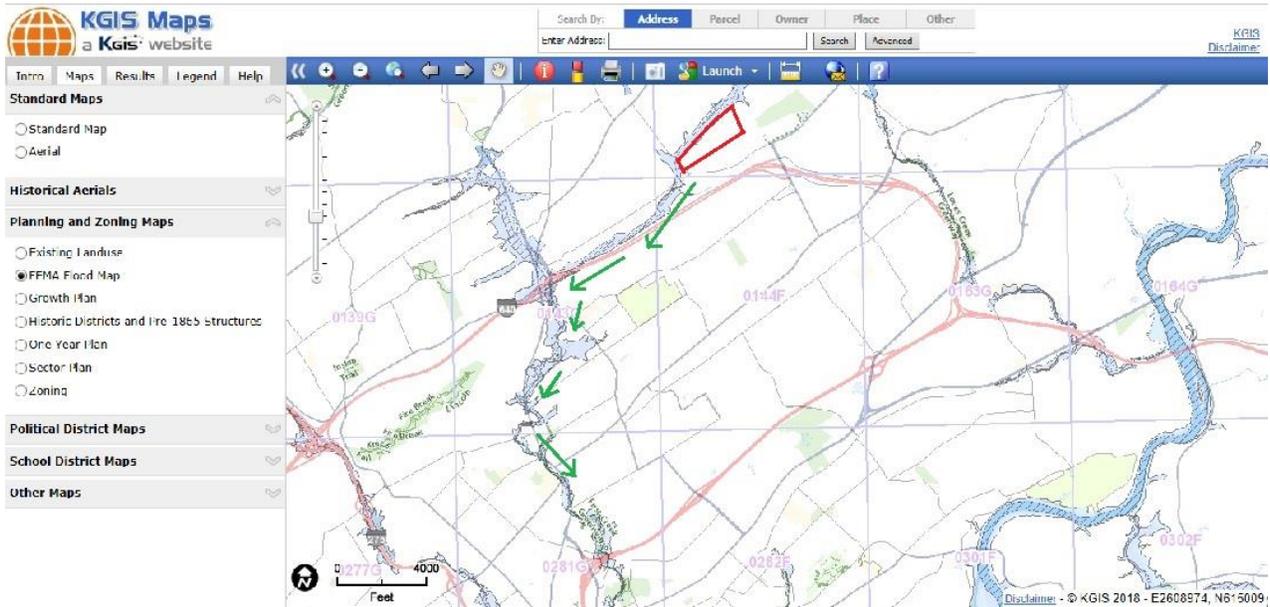


Flooding at an empty lot on Springdale Avenue in February 2018. This lot is a block away from one of the tributary streams in Oakwood. There is no stream listed on the FEMA flood map for this property.

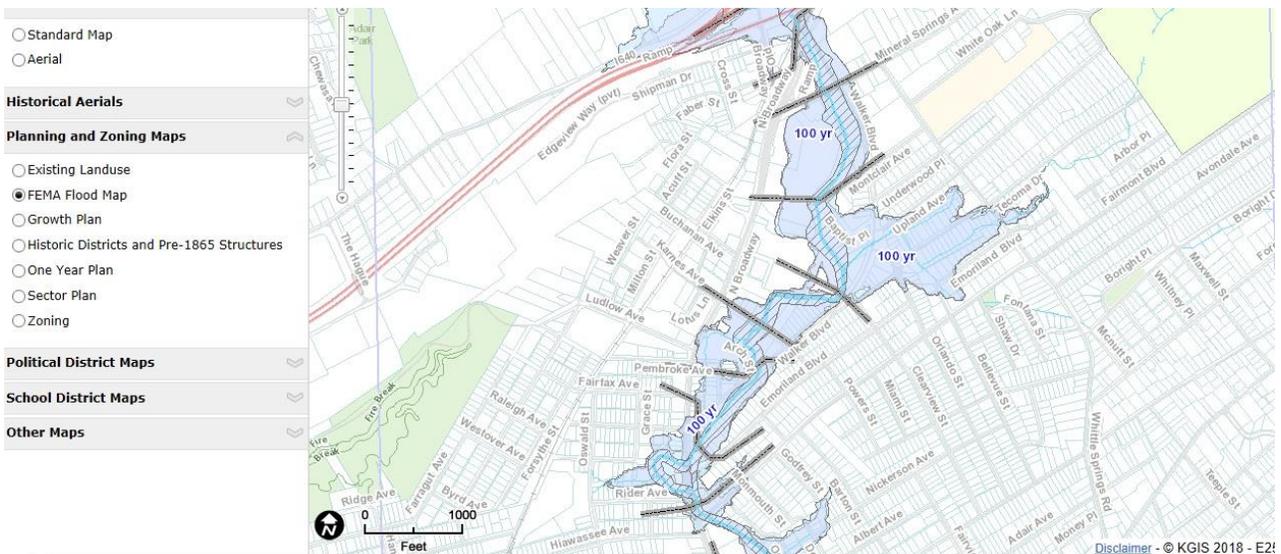


The same lot in June 2018 after infill housing development. Now all the water improperly drains toward the foundation of the fragile historic house next door. Imagine the storm water run-off from 168 houses and where it will go at the proposed Beverly Road development.

FEMA Flood maps of downstream areas



FEMA flood map of North Broadway below I-640. The proposed development is outlined roughly in red, the green arrows show the hundreds of residential and business properties downstream that will be impacted. This area includes Northgate Shopping Center, Northgate Terrace and many small businesses, courtesy KGIS.



Close-up view of the density of the existing development inside the I-640 beltway, courtesy KGIS

June 2018 Flooding in Oakwood near Christenberry Elementary School



This picture was posted on the Oakwood-Lincoln Park Neighborhood Association Facebook page after a heavy downpour on June 3, 2018. This is Henegar Street between Banks and Shamrock Avenues, a main through fare for Christenberry School. Grade school children walk this area home from school and parents use this road to access the school. This road is three or four blocks from First Creek on North Broadway. Whittle Springs Middle School and Fulton High School are also in close proximity to First Creek.

Thousands of people downstream of the proposed development will be impacted by storm water drainage. This is in addition to the thousands of people in the immediate vicinity of the development and traffic issues.