

Whitney Warner
City-County Building Suite 403
400 Main Street
Knoxville, TN 37902

Dear Ms. Warner and Planning Commissioners,

As a resident of Timbercrest neighborhood, I have a vested interest in 9-SC-24-C. While I welcome additional homes to the neighborhood that could add value to all our properties, I have several concerns based on the current City Zoning Ordinance and the Hillside Protection standards.

After looking at KGIS, many of the proposed lots appear to have an existing slope of more than 15%. Based on the Density and Land Disturbance Limitations in the City Ordinance, these lots are required to be a minimum of 1/2 acre each and no more than 50% of the lot can be disturbed. Unfortunately, several proposed lots appear to disturb a large portion of the land, and some lots are noted to be less than 1/2 acre. In addition, the proposed lots will require leveling for the new homes, which creates excessively steep surfaces on the properties. Please consider larger lots that would require less land disturbance. This will minimize the risk of erosion and preserve more of the natural topographic features. *(Appendix B, Article 8.9, Table 8-6) (Appendix A, Section 6, 64-21)*

A storm pond is shown at the west corner of the large "Common Area." The new storm drain is running along the edge of the property to the storm pond. The residents of Timbercrest are concerned that this will cause erosion and flooding of both private property and the Timbercrest Pool property. There is also a concern of increased mosquitos in the pool and park, as well as safety issues for small children. Please omit Lot #1 from the proposed site plan in order to use the existing topography as a natural drainage line in accordance with the Hillside Protection Standards, and to maintain the tree buffer between the pool and the new private residences. The new residents will appreciate the noise and site buffer during the summer months. *(Appendix A, Section 6, 69-11)*

What is the "Common Area" noted? Is this area expected to be cleared, or will the existing trees be preserved? There is already a fair amount of noise from Middlebrook traffic and factories. This noise increases during the winter months. I encourage the developer to maintain this area as a tree buffer to minimize noise and excess street lights. If this is intended to be cleared, how is it accessed and who is maintaining it? If there is an POA set up to maintain the Common Area and storm pond, does the new development become its own neighborhood? Would this require its own direct access to Lonas Drive instead of using Far View Hills or Timbercrest? The second storm pond is not shown within a Common Area at all; it is located on two private lots, which I believe is not allowed per code. *(Chapter 22.5, Article II, Sec. 22.5-23)*

I see no reason to connect Yosemite Trail and Farland Drive. Most residents of Timbercrest and Far View Hills agree that this will only increase traffic through both neighborhoods, and it is not desired by either community. Both neighborhoods already deal with through-traffic from the Knoxville Racquet Club and Sunflower Drive. Please do not cause a bigger traffic issue in these neighborhoods as we would like to keep it safe for children and walkers. The proposed design provides a cul-de-sac as required, so no additional access should be needed. *(Appendix A, Section 6, 62-95)*

Knoxville is in great need of more housing. I am all for the development of this property, but it must be held up to the current City Zoning Ordinance, especially the Hillside Protection standards. Timbercrest and Far View Hills are both wonderful places to live and most residents will welcome new neighbors. It is crucial, however, to protect the existing properties from erosion, noise and site pollution, and increased traffic.

Sincerely,

Laura Campbell
Timbercrest Resident