



# TIMBERCREST NEIGHBORHOOD Expansion Appeal

To: Knoxville-Knox County Planning Commission

**Please help us preserve what we have left of our beautiful, private neighborhood.** The Timbercrest Neighborhood Association has received a flurry of concern and complaints from our neighbors over the proposed construction at the end of Yosemite Trail. Neighbors understand the need for additional housing in Knox County to accommodate growth, but want to ensure any development aligns with the current neighborhood we all love. It does not appear that this new development will represent Timbercrest at all.

Our neighborhood has already lost several pockets of wooded areas over the last few years. We do not want to be developed further nor expanded. Beyond concerns of wiping out acres of healthy old trees, neighbors are also concerned about a developer quickly throwing up more than two dozen new construction homes that may not align with the existing design aesthetics. These homes will not blend in with the rest of our 1964-founded mid-century neighborhood.

This is one of the best neighborhoods in Knoxville for many reasons and we understand more people wanting to live in our neighborhood. But we want to ensure we are preserving **what makes our neighborhood so special: privacy, safety and community.**

There seems to be no advantages to connect Timbercrest, a neighborhood that possesses a lot of character, to a development that will not share the same aesthetics or values. Most Timbercrest homes sit on larger lots and we have a lot of old growth trees. These newer proposed homes will have small yards with no privacy once vegetation is wiped out. Will there even be any timber (trees) left at all if this development goes through as planned?

Our incredible 1964 wooded park and pool area is one of the biggest concerns. The privacy of the woods surrounding our pool is a differentiating factor that aids in pool membership. Having a pool and park for neighbors that offer shade and privacy are certainly a draw that increase our property values and fuels community connection. At present, we are able to host neighborhood events in this space as we have a sound barrier. No one wants to lose that barrier of trees. We already sit between an interstate and industrial sector (Middlebrook) of town.

Another big concern we are hearing from neighbors is about traffic. Timbercrest already has issues with speeding and the simple math of adding 20+ additional homes with an average of two drivers per home will worsen the problem. We already connect to the Knoxville Racquet Club on the other side of the neighborhood which causes us pain points—including speeders and overflow parking on neighborhood streets for swim meets.

Furthermore, Lonas Drive is already not equipped to handle the traffic from churches, subdivisions and businesses it currently sees. School children get let off buses and walk in drain culverts as it is on Lonas Drive. There is no room to widen the street or add sidewalks to aid in this problem. Increasing housing in this area without needed additional infrastructure does not seem to be the solution.

Finally, we see no advantages in connecting our roads to the already established Far View Hills neighborhood. Our neighborhood is a no-outlet subdivision giving outsiders zero reason to drive through our community. This makes our streets safer for our kids, families and pets who use the streets for walking, biking and visiting neighbors. If we connect our streets to Far View Hills, drivers can use this new connection to bypass Lonas almost entirely and access Middlebrook, adding additional traffic to our roads with drivers who do not have a vested interest in keeping our kids safe. We have also spoken to neighbors in the Far View Hills neighborhood who share our concerns that connecting the two neighborhoods will only add traffic for both and add zero benefit.

Please consider alternatives to the proposed subdivision, if not voting it down, at a minimum:

1. **A separate entrance** to this 20+-house development from Lonas that does not access the streets of Timbercrest or Far View Hills, or, at the very least, not allowing the roads of Far View Hills to be connected to the roads of Timbercrest. If there is a compelling reason to connect the two neighborhoods that we do not see, explain such reasoning AND install traffic-calming speed humps in all through-traffic streets.
2. **Larger lot requirements** (1/2 acre minimum) and high-quality construction with hillside protection requirements factored in.
3. **Tree retention.** Ensuring a minimum number of mature trees are maintained on each lot.
4. **Maintaining a wooded buffer** space between the proposed development and the neighborhood park/pool (at least 50 feet).
5. **Moving the proposed retention pond.** Protecting our neighborhood park and pool lands from waste water run-off and moving the proposed retention pond.

Sincerely,  
Timbercrest Neighborhood Association