

Dear Knoxville -Knox County Planning Commissioners,

As a resident of the Timbercrest neighborhood, I have several concerns with the proposed Fox & Fogerty on Yosemite Drive proposed subdivision (Concept Plan 9-SC-24-C), that I hope the planning commission will address.

- The soils in the proposed project site are classified as soils with high slippage potential by the Knoxville-Knox County Hillside and Ridgetop Protection Plan and the Natural Resources Conservation Service (see attached figures). The proposed plan shows a new road and several lots to be constructed on the soils with high slippage potential. This portion of the project seems to be counter to the goals of Knoxville-Knox County Hillside and Ridgetop Protection Plan.
- The slope analysis for the proposed project shows areas northeast of Yosemite Trail with slopes greater than 25%. The submitted site plans show 3 lots and a road being constructed in the area with slopes greater than 25%. These lots appear to exceed the density limitations of the Hillside Protection Overlay Zoning District (Code of Ordinances City of Knoxville Tennessee, Appendix B, Article 8.9, Table 8-6).
- Proposed lots 1, 3, & 4 are in an area with slopes greater than 25% and the site plans depict disturbance to more than 20% of these lots which appears to exceed the disturbance limitations of the Hillside Protection Overlay Zoning District.
- The site plan shows substantial amounts of fill in a natural valley for the construction of lot 1 and drainage ditch constructed adjacent to this fill. Portions of this lot have slopes greater than 25% and are underlaid by soils with high soil slippage potential. This lot seems to be counter to the goals of Knoxville-Knox County Hillside and Ridgetop Protection Plan.
- The site plan depicts a large drainage ditch and sediment basin adjacent to the Timbercrest Recreation Club neighborhood pool. This drainage plan could cause stormwater and sediment to reach the neighborhood pool during significant storm events as well as create a mosquito breeding ground where neighborhood children play.
- The site is not balanced and will require hundreds of truckloads of fill material. The roads in Timbercrest were not designed to handle this level of truck traffic. There are several sections of Starmont Trail, the main road to the proposed site, where the slope exceeds 13%. Having hundreds of fully loaded trucks driving through a steep neighborhood where children regularly walk to the park and school bus stops seems dangerous.

- The Timbercrest neighborhood has issues with stormwater flooding resident's lots and homes during intense storm events. Clearing the land at the top of the hill in the neighborhood will only exacerbate these problems.

Thank you for considering my concerns and providing the public with the opportunity to comment on this project.

Sincerely,

Chris Pracheil  
1713 Starmont Trail  
Knoxville, TN 37909

# Map 4: Soil Slippage Potential

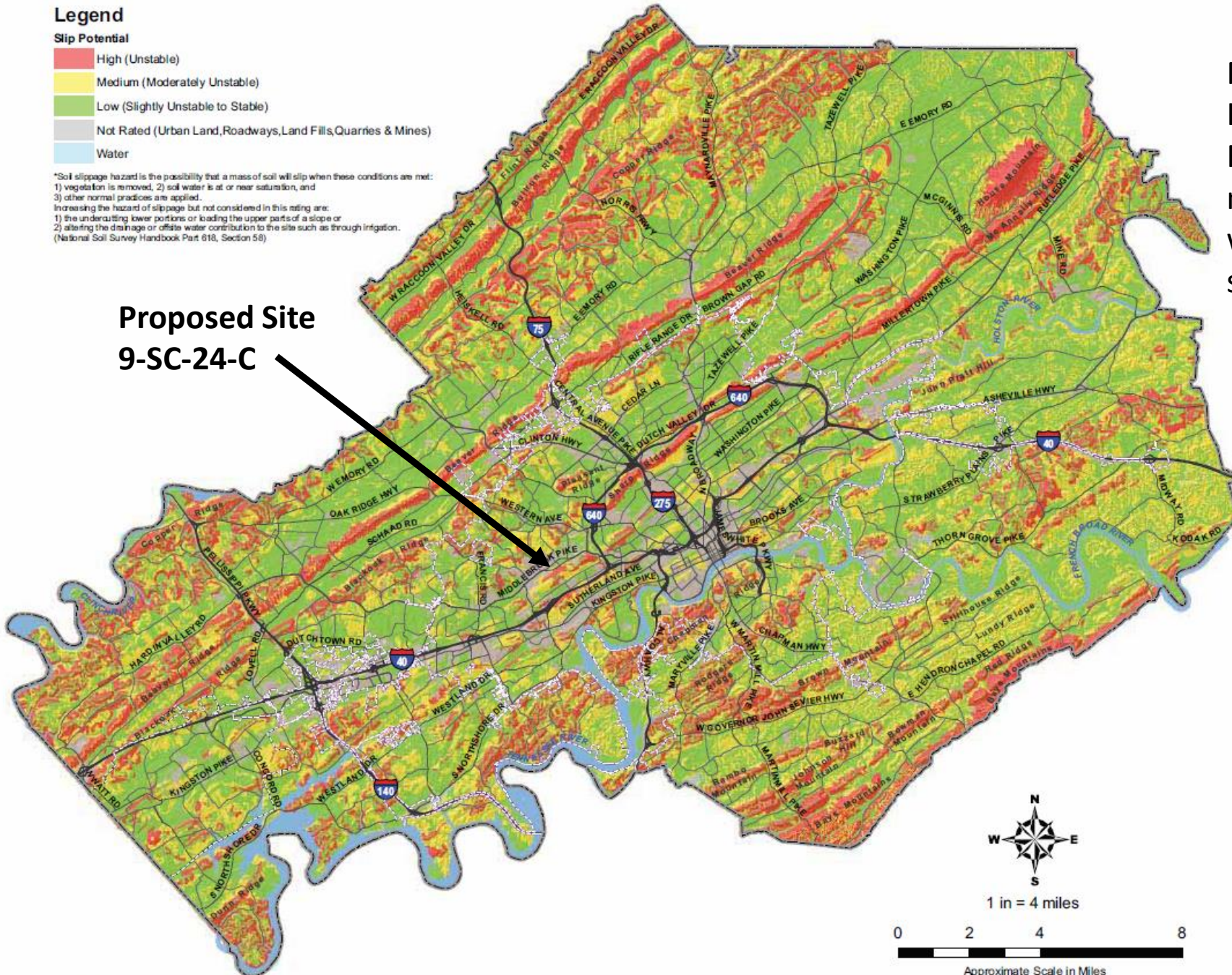
## Legend

### Slip Potential

- High (Unstable)
- Medium (Moderately Unstable)
- Low (Slightly Unstable to Stable)
- Not Rated (Urban Land, Roadways, Land Fills, Quarries & Mines)
- Water

\*Soil slippage hazard is the possibility that a mass of soil will slip when these conditions are met:  
1) vegetation is removed, 2) soil water is at or near saturation, and  
3) other normal practices are applied.  
Increasing the hazard of slippage but not considered in this rating are:  
1) the undercutting lower portions or loading the upper parts of a slope or  
2) altering the drainage or offsite water contribution to the site such as through irrigation.  
(National Soil Survey Handbook Part 618, Section 58)

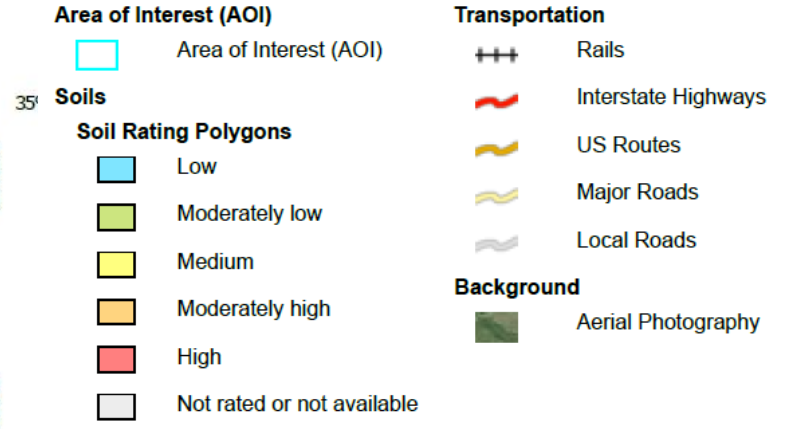
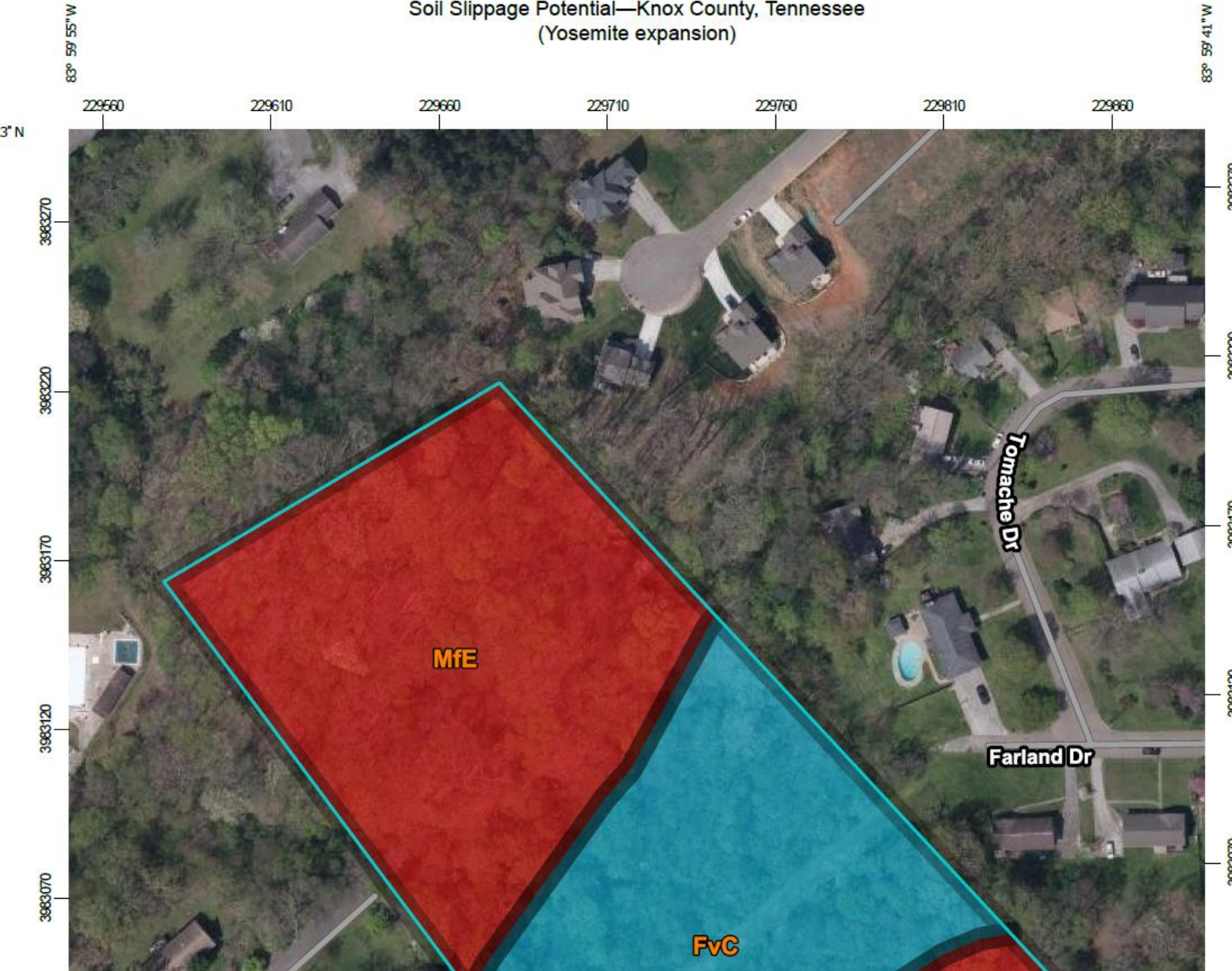
**Proposed Site  
9-SC-24-C**



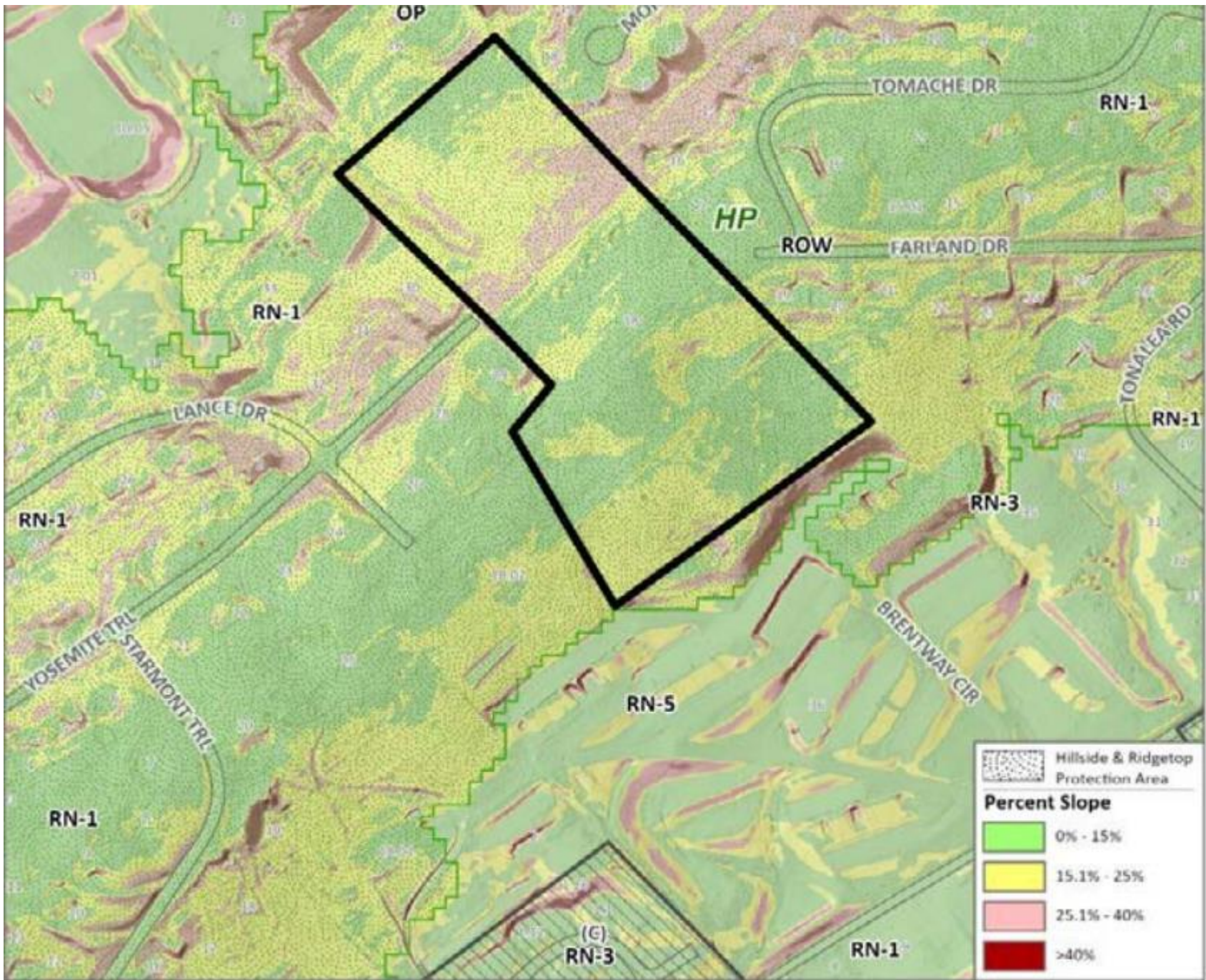
Map taken from the Knoxville - Knox County Hillside and Ridgetop Protection Plan. The map shows the proposed site within an area of high soil slippage potential.

Soil Slippage Potential—Knox County, Tennessee  
(Yosemite expansion)

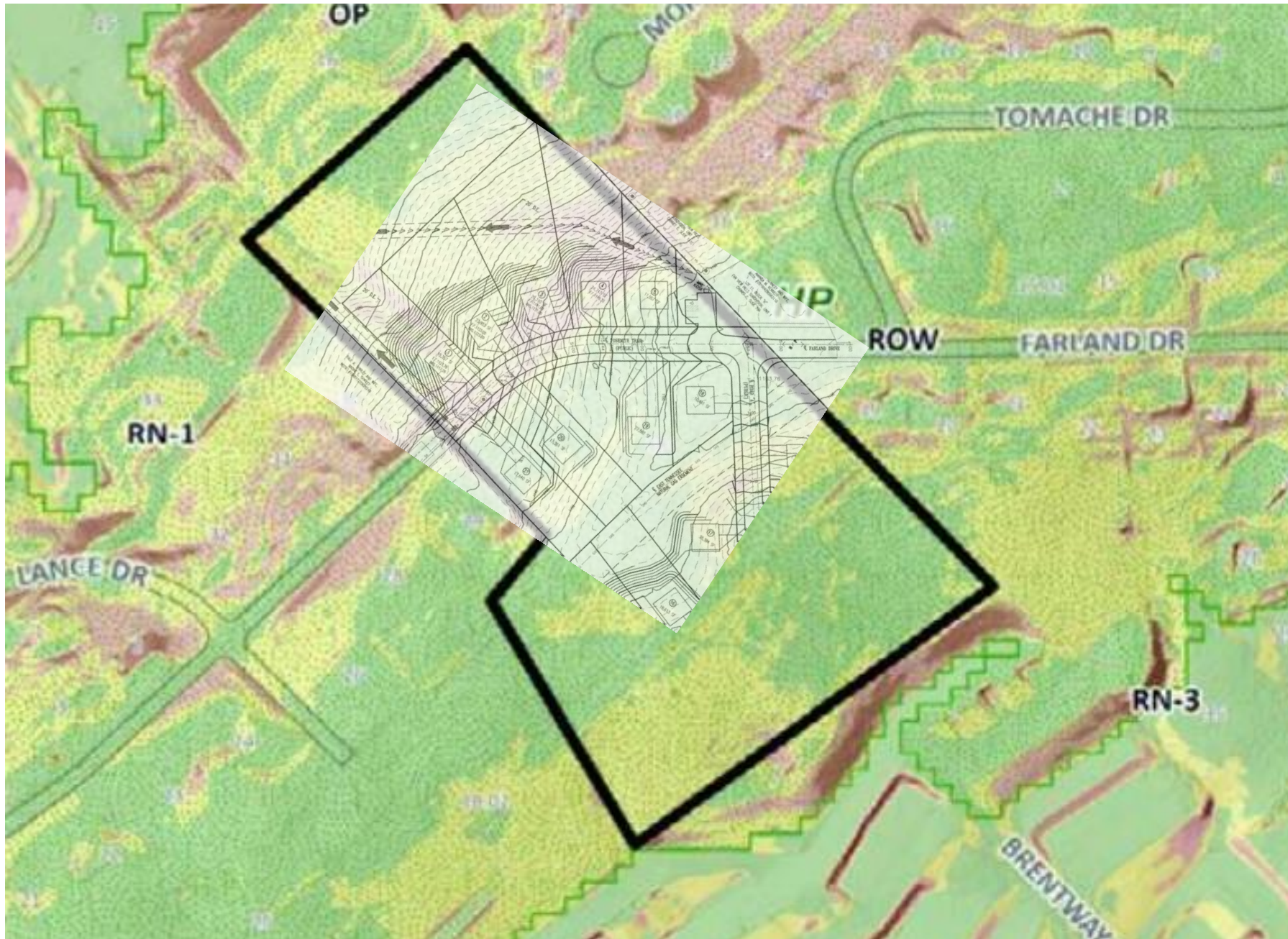
MAP LEGEND



NRCS Soil Map showing Soil Slippage Potential at the proposed site. The soils in the northern portion of this site are at high risk of slippage. These same soils (MfE) are also deemed very limited for dwellings and road building by the NRCS soil survey.



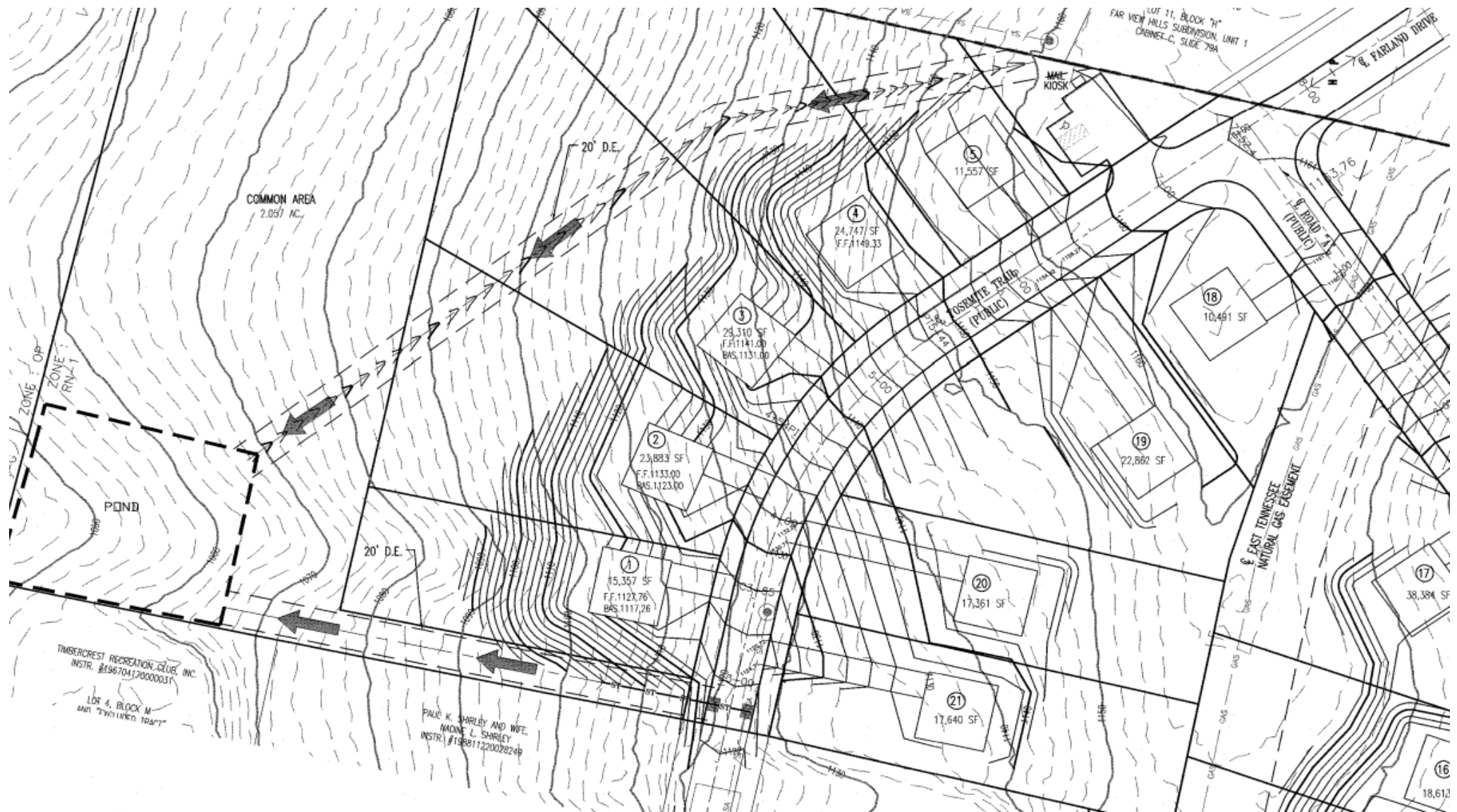
Slope analysis from Subdivision Report for #9-SC-24-C. Note the area of 25-40% slope northeast of Yosemite Trail (pink shading). The proposed plan has a road connecting Yosemite Trail to Farland Drive with 5 lots north of the proposed road.



Slope analysis from Subdivision Report #9-SC-24-C with the site plans overlaid.

Substantial portions of lots 1, 3, and 4 have slopes greater than 25%.

Knoxville Zoning Code Article 8.9 states the maximum density for slopes greater than 25% is 0.5 dwelling units per acre. The proposed plan has these 3 lots on less than 1.25 acres of land.



Sheet 25245-GP of the submitted plan: Note the amount of fill required for lots 1, 3, & 4. These lots have slopes greater than 25% and more than 20% of the proposed lots are disturbed, exceeding both the density and disturbance limitations of the Hillside Protection Overlay Zoning District. Additionally, they propose filling a natural drainage valley for lot 1 and constructing a drainage ditch on higher ground above the filled valley.



Timbercrest  
Recreation  
Club pool

Aerial view of Timbercrest Recreation Club with the proposed project overlaid. Note the large retention pond adjacent to the Timbercrest Recreation Club pool. The project requires hundreds of tons of fill to be placed above the pool with drainage ditches directing stormwater towards the pool area.