



Timbercrest Recreation Club
Where the water meets the woods

Daine Wright
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Whitney Warner
City-County Building Suite 403
400 Main Street
Knoxville, Tennessee 37902

Dear Ms. Warner and Commissioners,

Timbercrest Recreation Club (TRC) is a neighborhood pool located adjacent to the development being proposed in 9-SC-24-C. Since the Timbercrest pool was built in the 1960s it has provided enjoyment and refuge to many generations of Timbercrest residents and pool members. TRC hosts a membership of around 120 member families which is almost 400 people.

We welcome new neighbors but have several concerns about the proposal.

1. Soil data from Natural Resources Conservation Service show that the soil slippage potential rating is high for the map unit on the slope adjacent to the pool property. Soil slippage would be a major disaster for the pool, which is downhill along the ridge from the proposed development. A study of soil composition and slippage potential is needed to ensure the development of the ridge does not create unrecoverable losses for the developer and the pool.
2. The northwestern common area should remain wooded as it is today. A mature vegetated area will provide a buffer from the noise of Middlebrook pike and retention of stormwater.
3. The location of the northwestern retention pond is too close to the TRC property line and the pool itself. A retention pond would damage the character of the pool, increase the mosquito population, and create a danger to children enjoying the park and pool. TRC suggests placing the retention pond at the northeastern side of the common area. Placing the retention pond away from the TRC property line preserves a natural buffer between the retention pond and pool.
4. The stormwater drain along the southern property line will overflow directly into our pool in large storm events. The drain must be away from the property line. The direction of the northern stormwater drain directs water quantity with energy directly at the pool itself increasing the risk of large rain events adversely impacting the pool. Moving the retention pond to the northeastern side of the common area as suggested in bullet 3 would alleviate this concern. Removing lot #1 from the plan may be necessary to route the stormwater drains.
5. The increased runoff caused by loss of vegetation, increased slope, and additional impervious area will bring damaging energy, yard chemicals, discharge, and debris. The quality and quantity of runoff needs to be assessed.
6. TRC would like a binding agreement in writing regarding HOA maintenance of the retention ponds and common areas to ensure future decisions do not adversely affect the pool and park.
7. Dust and noise mitigation during construction need to be effectively managed by the developer so that it does not affect pool member enjoyment and member retention.
8. Plans updated only 8 day before the meeting do not give adequate time for TRC to fully assess the potential impacts of the development on the pool and park. We request this case be postponed to provide adequate time.

The pool and park are resources for the Timbercrest neighborhood and pool members. The motto of the Timbercrest pool is "Where the water meets the woods". Detailed assessment needs to be completed to ensure the natural areas are preserved safely.

We ask the Commission to postpone hearing proposal 9-SC-24-C to allow time for that detailed assessment and address of the concerns we have outlined.

Thank you for your consideration in this matter,

Daine Wright

President, TRC