

September 14, 2017
Robert O. & Rexana Johnson
10642 Sandpiper Lane
Knoxville, TN 37922

Knox County Metropolitan Planning Commission

Meeting for September 14, 2017

**Agenda Item # 64 Cambridge Shores - Ball Homes
9-A-17-OB [previously 10-SD-15-C]**

The Cambridge Shores development is on my BACK DOOR.

I do not want it to be on Ball Homes' BACK BURNER with a two-year extension.

We would have had no problem with an extension if it had been to delay the start of the development.

However now that one of the last remaining wooded sites in West Knox County has already been reduced to a clear-cut, no remaining vegetation, heavily excavated, steep-sloped dirt pit with a stagnant mosquito-breeding retention pond at the back; we want to see the project reach completion as soon as possible. I feel an extension would drop the focus of finishing this Ball Home endeavor in an expedient manner.

We do not want to prolong the many problematic issues currently being experienced.

- The stench--We customarily have our morning coffee on our screened-in porch to enjoy the fresh clean air of the woods. Now there is smell/stench that maybe be from the three septic tanks and drain fields that have just been plowed into the site. It may be from the 20-foot wall of raw dirt [without a silt fence] piled at our back door that could be harming the remaining trees at the property line. Or it may be from the stagnant mosquito infested water of the retention basin. Two additional years of this odor is not acceptable.

- The noise & vibrations--We wake each morning to the 6:30 am back-up beepers and screeching of the heavy equipment. It often continues until dark and sometimes on Saturday and Sunday afternoons. Frequently at our back door, heavy equipment runs back and forth on the top of the 20-foot tall x 150 foot long wall of dirt packing it down and causing additional harm to the remaining trees. The loud noise of heavy equipment for two additional years is not acceptable.

- The traffic safety--The number of times exiting Sandpiper onto Northshore to the tanglement of traffic due to heavy equipment entering or exiting the Cambridge Shores site has been many. Once we were returning from the grocery, headed west bound, when we encountered what appeared to be a wild, reckless driver in a pick-up truck flailing a flag on a stick out his window. Well it turned out to be the method utilized for signaling an extra-wide load of heavy equipment from Cambridge Shores was headed east bound on the winding, curvy stretch of Northshore. Two additional years of traffic hazards is not acceptable.

- The sediment laden runoff--There has been episodes of debris laden runoff that blocked Sandpiper Lane. There are additional problems of runoff across an adjacent private home's yard at the rear of this site without an authorized drainage easement. The previous wooded site had no runoff. The steep bare slopes & high dirt wall have **no erosion control**. Two additional years of fighting runoff problems is not acceptable.

- Who knows what else will prevail with an extended timeline.
Two additional years--not acceptable.

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The financial gain to Ball Homes is at an extreme cost to the adjacent neighbors.

At the onset, I assume a timeline was established in the planning of this development. The various approvals on this project [Concept Plan, Civil Plan, Stormwater Plan, Grading Plan, Road Plan, Utility Plan, Sewer Plan, etc.] appear to have been made on the original timetable. We request that the developer continue with the means necessary to adhere to this timeline. We do not endorse this extension request nor any future request for extensions.

In general, we have been pleased with the conduct of Ball Homes and its subcontractors. The people onsite have been very professional. That has not been a problem.

Yes, as the records clearly show, we strongly objected to the compatibility to our neighborhood of this Cambridge Shores development from the beginning.

We felt KMPC had failed us in the lack of planning the integration of this development into our neighborhood.

However, KMPC has assured us with its October 8, 2015 vote of approval in accordance with their website evaluation criteria that this Cambridge Shores development:

1. Was compatible with the character of our neighborhood
2. Was consistent with County Plans [General, One-Year, Sector, Hillside & Ridgetop Protection]
3. Will not significantly injure the value of our property
4. Will not substantially increase level of traffic.

So, we ask for Knoxville Metropolitan Planning Commission's support in expediting the completion of this Ball Homes-Cambridge Shores development **without a two-year extension** to the current agony.

Please deny the request for the two-year extension.

Thank you,

Robert O. & Rexana Johnson