



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: FW: {EXTERNAL} RE: Caimbridge Shores Letter

1 message

Dan Kelly <dan.kelly@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Sep 13, 2017 at 7:11 AM

This goes with item #64, Cambridge Shores concept plan extension.

Dan

----- Forwarded message -----

From: **Arthur G. Seymour, Jr.** <ajseymour@fmsllp.com>
Date: Tue, Sep 12, 2017 at 2:40 PM
Subject: FW: {EXTERNAL} RE: Caimbridge Shores Letter
To: Dan Kelly <dan.kelly@knoxmpc.org>

See below

Arthur G. Seymour, Jr. Attorney



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From: Dwight Van de Vate [mailto:Dwight.VandeVate@knoxcounty.org]
Sent: Tuesday, September 12, 2017 10:36 AM
To: Buddy Goodwin <bgoodwin@ballhomes.com>
Cc: Brad Warren <Brad.Warren@knoxcounty.org>; Ryan Hickey <rhhickey@ballhomes.com>; Arthur G. Seymour, Jr. <ajseymour@fmsllp.com>
Subject: {EXTERNAL} RE: Caimbridge Shores Letter

Buddy: Thanks for your follow up.

To the best of my knowledge, we have everything we need from Ball Homes, and they have been cooperative in every respect. Special thanks should certainly go to Ryan Hickey for being very responsive to both our staff and to concerned constituents. He has consistently been great to work with.

We have the geotechnical report in hand for the pond berm and have added it to the development file. It's been an extremely rainy summer, and in light of that, the number of times we have had concerns over site issues has been very limited. We appreciate all the efforts that have been made to keep the site in compliance with both local and state regulations.

To help resolve any remaining constituent concerns associated with Cambridge Shores, and to help with some evaluation and planning on how to deal with some legacy drainage issues unrelated to your development, we have retained Geosyntec to complete an area drainage study. I'm hopeful that the results of that study, along with a select number of small capital projects downstream (again, primarily addressing legacy drainage issues) may resolve the remaining drainage concerns. We may undertake a small project at the property line of Ms. Moore that is directly adjacent to your site, but I am fairly certain Ryan is aware of that and understands what we propose.

Thanks,

Dwight Van de Vate
Senior Director
Engineering & Public Works
[205 West Baxter Avenue](#)
Knoxville, TN 37917
[\(865\) 215-5800](#)

From: [Buddy Goodwin](#)
Sent: Tuesday, September 12, 2017 9:08 AM
To: [Dwight Van de Vate](#)
Cc: [Brad Warren](#); [Ryan Hickey](#); [Arthur G. Seymour Jr. \(ajseymour@fmsllp.com\)](#)
Subject: Caimbridge Shores Letter

Dwight,

I was not copied on it but the attached letter made its way to my desk so I wanted to reach out to you. I don't know if you'll recall me but we talked for a bit after a recent Council meeting regarding this matter, sorry it keeps coming up. I'm no engineer, but I work with several and I've read the letter and discussed with them as well and it seems like the same things I heard then.

I don't know how helpful it is to "get into the weeds" of their letter, but I do want to make sure you and your group have anything from us you need. The plan has been vetted and approved and the work is being directed to be done in accordance with it. We will have someone double check the steepness of the berm and if there is anything that needs to be done there it will be done as soon as possible. They make accusations that it was poorly compacted and graded, but we had a geotech out there monitoring that so that should not be the case at all. We reached out to him and he wrote us a confirmatory letter to that effect (it is attached) if it helps. It seems they don't like how high the basin is, I guess they don't understand that it is in the lowlands of our property and where the engineers say it needs to be.

I'm not exactly sure what we can do that will make them happy, but strive hard to be a good developer and good neighbor. And I hope you all know, we definitely want to make your job and dealings with us easier and never harder. At any rate, thank you for your efforts on this and let us know if there is anything further you need in support from us.

Buddy Goodwin

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Dan Kelly
MPC, Deputy Director
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Elizabeth Wright
10652 Sandpiper Lane
Knoxville, TN 37922
Sept. 12, 2017

Knox County Metropolitan Planning Commission
September 14, 2017 Meeting

**Agenda Item # 64 2 Year Extension for Cambridge Shores Concept Plan- Ball Homes
9-A-17-OB [previously 10-SD-15-C]**

We do not want a 2-year extension to the existing Concept Plan for "Cambridge Shores" Subdivision. Ball Homes is following a plan that three (Rivermist, Lake Ridge and Sandpiper) neighborhoods twice opposed, then appealed (appeal comments Nov 15, 2015). The concept over-builds for the width and topography of the space, and drastically alters already steep slopes and deep, highly permeable carbonate drainage patterns that previously carried zero surface water.

The Texas head of Beaches and Shores last week answered WHY flooding in Houston was so devastating: "We need to look not just at engineering but where we are putting structures." Knox County MPC politicians are making the same mistake even though they have the Knox County General Plan 2033 containing slope guidance (for > 15% slope). This Cambridge Shores concept plan has modified original up to 40% slopes (4 ft of rise in 10 ft distance) into 100% slopes (1 foot rise in 1 foot distance). It leaves these exposed slopes at the back property lines, Rivermist trees looming 150 feet above the fill where 3 houses are planned for each acre (less road and 2 enormous sedimentation basins).

The concept plan and housing density exposes existing neighbors and future buyers to ongoing hazards, expenses, and property value losses. Those at MPC who voted for and continue to approve this concept plan are responsible and along with Ball Homes are creating the following liabilities:

- 1) Retention Pond #2 has been built a story above and directly behind and the Moore and Emert properties. The drainage comes north through an easement in the Moore property located directly east of and above the septic system. The back of the Moore yard has become constantly wet from:
 - a. direct pipe discharges from retention basin #2,
 - b. runoff from the outside of the steep sloped walls of the retention basin that runs into the yard, and
 - c. seepage downgradient in the very permeable easement zone that Ball Homes is depending upon to move water off the development.

Better control, and reroute of water away from the Moore septic system and structures is needed. **Knox County is providing sanitary sewer to Cambridge Shores development, so why not avoid this liability and provide sanitary sewer to the Moore property, for which they are creating these problems?**

- 2) Currently, fine print reads that Ball Homes will not retain responsibility for sediment pond inspection, maintenance, and safety. **Will home owners who know nothing about this assume total liability for function, design, and potential failure of these structures?**
- 3) There is NO DRAINAGE EASEMENT for drainage from retention basin #1. The Xlques family has had ZERO water for all 10 years they have lived there and wants ZERO water. Already there has been a

huge crack a yard deep and a potential slump began as the clay dried at the surface of the lower dam.

- 4) There is no restriction for entry around retention ponds to reduce risk of children and pet drowning.
- 5) There are noticeably increased numbers of mosquitos and no bats since deforestation took place during the time bats would have been raising their young.
- 6) There are no sound barriers within the concept. Currently the shape of this narrow high walled half pipe magnifies and echos ALL SOUND between Rivermist and Sandpiper.
- 7) **Can these beepers be turned off?** For 5 months, backup beepers meant to protect pedestrians (of which there are none) are almost constant high-pitch insanely irritating invasions into our lives along with the other rumbling and scraping noise and the compaction that shakes our home, rattles our dishes, haunts our sleep and prevents any social gatherings or sometimes even conversations. We moved here for exactly the quiet and privacy that this Concept plan has permanently destroyed.