



**AGENDA ITEM #: 64**

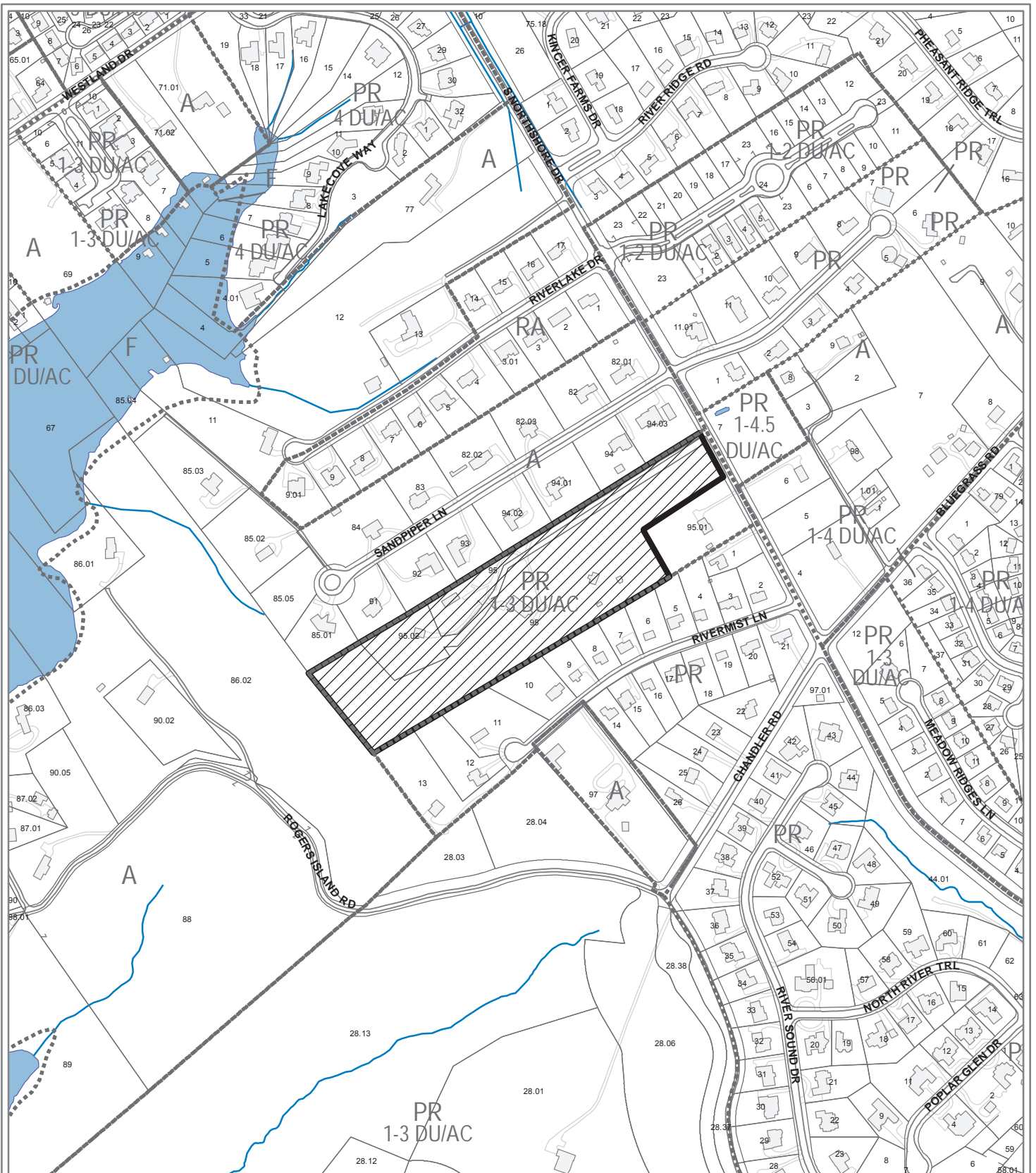
**MEMORANDUM**

**TO:** Metropolitan Planning Commission  
**FROM:** Dan Kelly, Deputy Director  
**DATE:** Tuesday, September 05, 2017  
**SUBJECT:** Two-year extension of the Cambridge Shores concept plan - 10-SD-15-C  
9-A-17-OB

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**STAFF RECOMMENDATION:**

Approve the two-extension of the concept plan for Cambridge Shores until October 2019.



**9-A-17-OB  
OTHER BUSINESS**



Purpose of Request: Two-year extension of the Cambridge Shores concept plan - 10-SD-15-C

Petitioner: Ball Homes, Ryan, Hickey

Map No: 999

Jurisdiction: Undefined



Original Print Date: 9/6/2017

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

9-A-17-OB - extension



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P.O. Box 12950  
Lexington, KY 40583  
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1.888.268.1101  
859.268.9093 fax  
www.ballhomes.com



Ryan M. Hickey  
Development Manager  
865-985-6705  
rhipkey@ballhomes.com

PAID

August 17, 2017

VIA HAND DELIVERY

Knoxville Metropolitan Planning Commission  
400 Main St. Suite 403  
Knoxville, TN 37902

**RE: Cambridge Shores Concept Plan  
Extension**

The Purpose of this letter is to request a 2-year extension on the Cambridge Shores concept plan. The MPC file number is 10-SD-15-C.

*Approved  
extension to 10/19*

Thank you.

Sincerely,

Ryan M. Hickey

9-A-17-OB-corr

Dwight Van de Vate  
Senior Director, Office of County Mayor  
Engineering & Public Works Dept.  
205 West Baxter Avenue  
Knoxville, TN 37917

Certified Mail, Return Receipt Requested

August 24, 2017

To Whom It May Concern:

Margaret Moore and I (John Gargis), along with the concerned residents of both WoodLake Acres and Riverlake) would like to officially go on record with you and the other key parties involved with the Cambridge Shore's plan to again express our deepest concerns for the steepness (1 1/2 to 1 slope) and the construction of the berms of Stormwater Outfall 2. (See the attached plan.) **The reason: They are being built on the side of a hill on top of poorly graded and compacted fill material and they are being asked to operate as dams to hold back water yet they are not designed or built accordingly.** Please note on the plan the "Bottom Of Pond" is elevation 882.00 and the top of the concrete Riser Structure is 888.50. Therefore, when the pond is full it will have 6.5 + feet of water in it and the way these ponds were designed and built their walls will not hold back this kind of water pressure! PERIOD!

We also want to ask that you people PLEASE look at this from the prospective that we may be right and not just defend your approval of this plan by quoting the County's rules because, as far as we know, these are the first and only ponds in Knox County that are built up on the side of a constructed bank with major residential below. Most all other ponds have been built in the low lands, not on the side of hills. What we are saying is that the rules may need to be amended to include stricter building codes for ponds that are built on the side of a hill AND ARE BEING ASKED TO HOLD WATER. (Making the berms not as steep and 99% compacting all the fill material would be a good start.) It is our contention that this potential problem needs to be addressed NOW to prevent what gravity and rain WILL SURELY DO THIS WINTER!!

Please come look at it with us and see that "common sense and the simple rules of physics" will soon apply in this situation.

We contend that the pond's berms at too steep, not compacted properly and that leaving the old driveway in place after only breaking it up will simply complicate matters further. Please let us explain: Water seeks it own level. In doing so it will naturally seep downward into the pond basin on the pond side of the berm and it will artesian up on the lower outside of the berm (unless they are designed and compacted properly)! This "artesian effect" will

undermine these berms and, because of their poor construction and design, these ponds will fail. The gravel from the road will allow even more seepage and in turn the "artesian effect" will happen easier and quicker!

We would please like to know who is responsible for the clean up and rebuilding of the ponds should they fail after Ball Homes leaves. Is there a bond required? How much and for how long? Insurance? Will the Cambridge Shores Home Owner's Association be responsible? If and when there is a problem how do we get the Home Owner's Association to move forward with their clean up and repairs? File a lawsuit? Thanks!

Who cleans out the ponds? We do not see a dedicated access road to the ponds to allow the excess debris and dirt to be cleaned out every few months.

We're sorry that all of this has happened because Ball Homes is a great builder/developer and the County and it's employees have done everything we have asked them to do in this regard. However, it is our opinion that the original development plan was flawed in that it made Storm Water Outfall #2 too small and it's berms too steep.

We look forward to working with everyone involved to make Cambridge Shores a safe and workable development that fits in with the adjoining neighborhoods long term.

Respectfully,

John W. Gargis 8-24-2017  
Date

John Gargis  
10611 Sandpiper Lane  
jwgargis(at)gmail.com  
(865-548-1300)

Margaret H. Moore 8/24/2017  
Date

Margaret Moore  
10612 Sandpiper Lane  
pawpaw45(at)tds.net  
(865-356-1391)

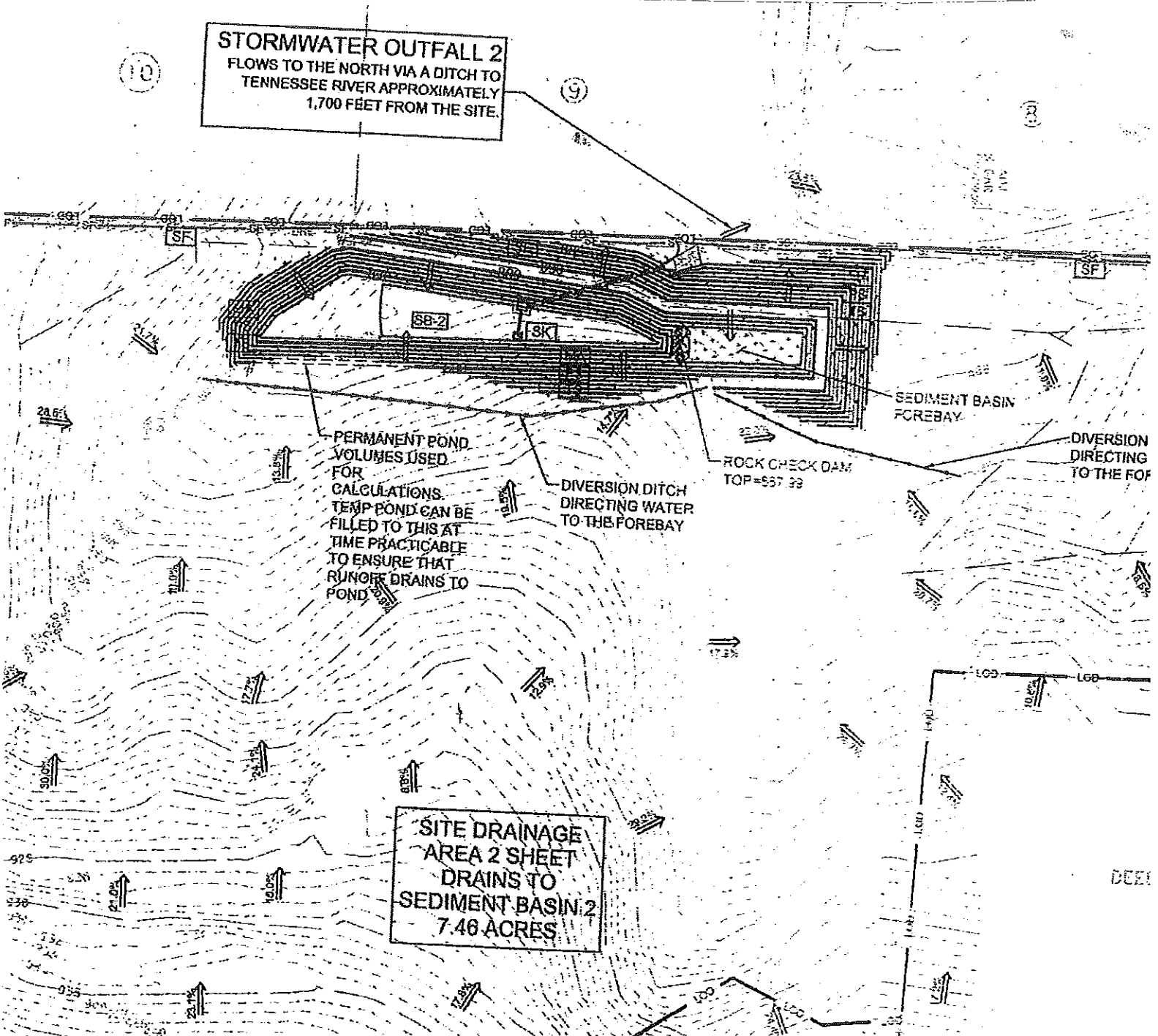
CC: Mayor Tim Burchette, John Schoonmaker, Ball Homes, Cindy Pionke (County), Whaley Construction, Site Inc., TDEC, TVA and all concerned Woodlake Acres and RiverLake residents.

|                          |            |
|--------------------------|------------|
| Sediment Basin #2        |            |
| Contributing Area        | 7.46 acres |
| Bottom Elevation of Pond | 882.00     |
| Basin CleanOut Elevation | 884.67     |
| Top of Wet Storage       | 886.06     |
| Top of Dry Storage       | 887.99     |
| Top Of Riser Structure   | 888.50     |
| Top of Embankment        | 890.00     |

2X CD  
 TOP: 881.1  
 15" CMP (W): 888.4  
 15" CMP (E): 888.4  
 15" CMP (S): 888.4

WOOD LAKE ACRES  
 CAB. D. SLIDE 331-A

**STORMWATER OUTFALL 2**  
 FLOWS TO THE NORTH VIA A DITCH TO  
 TENNESSEE RIVER APPROXIMATELY  
 1,700 FEET FROM THE SITE.



PERMANENT POND  
 VOLUMES USED  
 FOR  
 CALCULATIONS.  
 TEMP POND CAN BE  
 FILLED TO THIS AT  
 TIME PRACTICABLE  
 TO ENSURE THAT  
 RUNOFF DRAINS TO  
 POND

**SITE DRAINAGE  
 AREA 2 SHEET  
 DRAINS TO  
 SEDIMENT BASIN 2  
 7.46 ACRES**

GRAPHIC SCALE

