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**May 13, 2026**

Mr. Jim Snowden, P. E.  
Senior Director  
Engineering and Public Works  
205 West Baxter Ave.  
Knoxville, TN 37917

**Re:** Green Estates, 623 E. Beaver Creek Dr., Phases 1 and 2; Parcel 047-183

Dear Mr. Snowden:

Thank you for obtaining a prompt inspection of the pond on Phase 1. Unfortunately, the brief report addressed only the badly needed maintenance and did not cover the site's dimensional and engineering features, such as, but not limited to, the pond structure, the level spreader, the swale, and the berm. Clearly, there are deficiencies, and the March and May Drainage Reports by Robert G. Campbell & Associates highlight the need to remedy them. We understand that you and the Planning Commission have those reports. It appears that the Developer addressed the pond sediment just a few days after our inquiry and shortly before the Design Plan is to be presented to the Planning Commission meeting this Thursday.

The Developer has been aware of these problems for several years but has not adequately addressed them. One result is that excessive runoff has adversely affected the Stephen Pittman property, which has endured sedimentation and uncontrolled stormwater discharges since the beginning of construction for Green Estates. The Green Estates site was first permitted by TDEC in 2018 under the Construction General Permit (permit TNR135494). At the time, it was noted that the site drains an "unavailable parameters" pollution condition due to sedimentation of Beaver Creek, the receiving stream. The site has been left in a poorly maintained condition, discharging sediment to Beaver Creek since construction began.

In 2022, the engineer, developer, Knox County staff, and Mr. Pittman agreed that the site was not built in accordance with the approved plans and vowed to implement corrective action. You will find that agreement in the email exchanges June 4 -20, 2020, between Messrs. Granju, Tucker, and LaCamera with copies to others involved (Messrs. Campbell, Green, Pittman, you, and me). A significant portion of those emails is attached hereto. No corrections to the Phase 1 pond have been made. At the time, Knox County informed us that a performance bond was being held for the site.

Given these circumstances, we are seriously concerned that the developer will not faithfully honor the Design Plan and stormwater safeguards. If not properly addressed at this time, stormwater damage will persist, and unwary purchasers of units in Green Estates will likely be saddled with improperly constructed and maintained drainage facilities.

Given these concerns, we ask the following:

- 1-Is the bond for Phase 1 still in place? Does it cover the drainage and stormwater work?
- 2-What is Knox County's current position regarding the status of the pond as currently constructed?
- 3-Can Knox County confirm that the level spreader is constructed in accordance with the 2020 design plan prepared by Mr. Garrett Tucker, and whether it is properly functioning?
- 4-Will there be a prompt inspection of the engineering features of the current site and existing pond? If so, when can we expect a report?
- 5-How will Knox County ensure long-term function and proper maintenance of the stormwater ponds (No.1 & No. 2) in Green Estates? What sort of guarantee does this offer to downstream property owners who can be impacted by failed stormwater controls?

We look forward to hearing from you ASAP and will appreciate your continued cooperation.

Very truly yours,

*Arnold G. Cohen, Esq.*

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Cc: Stephen Pittman  
Chris Granju, P.E.