



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

[MPC Comment] The proposed development at Cavett's Station

1 message

Matt Bratton <mattbrattn@gmail.com>

Wed, Aug 10, 2016 at 6:29 PM

Reply-To: mattbrattn@gmail.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Commissioners:

I write to you in opposition to the proposed development on Broome Rd. at Cavett's Station.

I have a new home in West Hills at 7300 Stockton Drive. One reason I choose West Hills was because it is a stable neighborhood with large lots. The proposed development of Bentley Fields or Bentley Estates is not in keeping with the West Hills neighborhood. It is far too many homes on small lots.

Additionally, Broome Road is not adequate to accommodate the traffic of 30 additional homes. I often travel to Middlebrook Pike this way. Broome is narrow, has no shoulders and many curves.

Finally, I am concerned about disrupting an important historical site at Cavett's Station. This development would be on top of a site that deserves preservation. I believe we do our East Tennessee forebears a disservice by allowing the site of the Cavett's station massacre to be casually upturned for a profit. They may well "roll over in their graves", which are not incidentally located on the same property.

I appreciate your attention and hope you will consider my words as you make your decision.

Respectfully,
Matt Bratton

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The proposed development of Bentley Fields or Bentley Estates

1 message

SARAH BRENGLE <sarah.brengle@knoxschools.org>

Wed, Aug 10, 2016 at 4:53 PM

Reply-To: sarah.brengle@knoxschools.org

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

My family lives on Chesterfield Drive. We use Broome Road daily to drive to our schools, Hardin Valley and Ball Camp daily. We are seriously concerned about the addition of 30 houses on small lots exiting on Broome Road. Broome Road is narrow and crooked. It has no shoulders and deep ditches in some places.

We are also concerned about the density of the homes proposed. The lots are far smaller than those in West Hills. We think it is not appropriate for the neighborhood. It is likely that 30 homes would seriously impact West Hills Elementary School. We would support far fewer homes on these lots.

We are also concerned about the historic site at Cavett Station. This is not something to be dismissed as it is a serious concern.

Please do not vote to support the proposal for Bentley Fields or Bentley Estates.

Rob and Sarah Brengle
7925 Chesterfield Drive

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 8/11 Bentley Estates proposal & Broome Rd.

1 message

Angie Sayre <angiesayre@comcast.net>

Wed, Aug 10, 2016 at 5:45 PM

Reply-To: angiesayre@comcast.net

To: commission@knoxmpc.org

Dear Commissioners,

I'm a resident of Cavet Station Subdivision, which lies adjacent to the proposed Bentley Estates subdivision to be discussed at tomorrow's MPC meeting. I'd be so grateful if you'd take a moment to view these photos taken from the entrance of my neighborhood. The first one demonstrates the path if I were to turn right; the entry to the proposed development would be placed between my neighborhood entrance and just before or after the blind hill you can see in the photo. It is not uncommon for drivers to crest the hill at a rapid speed, quite often veering onto the opposite lane. If Bentley Estates is developed and the entrance is between the hill and my neighborhood entry, I suspect drivers will make left-hand turns as quickly as possible to avoid being hit by cars coming atop the hill (that they can't see) and therefore will speed past my neighborhood entrance. If the entry is placed just beyond the blind hill in the photo, there isn't much time for Bentley residents to turn left before traffic is cresting the hill from the opposite direction. Either scenario creates an incredibly dangerous situation.

The second photo demonstrates the blind curve to the left of my entrance. Attaching an entrance to a large subdivision to this especially hazardous stretch of road seems misguided. I already have tremendous concerns about the safety of Broome Road...*before* adding the number of trips per day this development would create: 353 more average daily vehicle trips, as estimated in the MPC's subdivision report. If a subdivision is permitted to be built, my suggestion would be to decrease the number of homes significantly in the proposed development to lesson the amount of traffic and the likelihood of accidents.

Thank you for taking the time to consider my concerns.

Sincerely,

Angie Sayre





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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 5-SE-16-C Bentley Fields

1 message

Ashley C. Williams <acwpacs@gmail.com>

Wed, Aug 10, 2016 at 3:31 PM

Reply-To: acwpacs@gmail.com

To: commission@knoxmpc.org

Good afternoon Ladies and Gentleman.

My name is Mr. Ashley C. Williams, I live at 522 Broome Road just a few hundred feet from this parcel. I am the President of the West Hills Community Association. I have met with David Alley on his request several times. I have given him dedicated time at our Community meetings to discuss this project.

During those meetings David was asked many times questions regarding the project that would determine the outcome of the project. Simple questions like " who will the developer be". He refused then and continues to refuse to answer that question.

I feel I have been very professional in regards to his requests. I

have waited until the results of Both David Alley's tests as well as Mark Jendricks tests have been submitted to you before e-mailing you.

Let me be up front and honest, I am against this project for many reasons. Most of which appear in e-mails already submitted.

However, the main reason is this. In the 1700's and 1800's certain lives were not valued as much as others. Slaves to be point blank. The white man were not the only ones to hold slaves (free or not) Indians did as well. It is a historical fact that in those times slaves were buried outside of the white mans cemetery. I am not here to dispute history. I am seeing two different results from 2 tests on the property.

David Alley's test is a core Sampling. A rod is inserted into the ground to determine "resistance". It was done at random intervals throughout the property. It came up with dead animals.

The other test is the most advanced test man can perform in this day in age. Ground Penetrating Sonar. It shows exactly what is (or is not) underground. It's test shows undeniable human remains.

So, I ask you this. Which test would you be willing to make your decision on, Resistance or Pictures.

I ask of you this, Please consider making it a Requirement that the entirety of the parcel have Ground Penetrating Sonar performed on it rather than stopping the project if a body is discovered. Anything less would be like treating anyone who is /is not buried in that field the same way they were treated 200 years ago.

With the cost of legalities involved as well as the cost in general to remove bodies and give the correct burial they deserve, would it not be in the best interest of the developer to know up front exactly what is below ground, rather than finding out the hard (expensive) way?

Ashley C. Williams

Thank you for your time and attention to this matter.

Ashley C. Williams

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