



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**[MPC Comment] Cavett Station Historical Site and Planned Development by David Alley**

1 message

---

**Cindy Johnson** <cjohnson@iglide.net>

Mon, Jun 6, 2016 at 10:58 AM

Reply-To: cjohnson@iglide.net

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;, "herb@claibornehauling.com" &lt;herb@claibornehauling.com&gt;, "eason.mpc@gmail.com" &lt;eason.mpc@gmail.com&gt;, "mgoodwin.mpc@gmail.com" &lt;mgoodwin.mpc@gmail.com&gt;, "jtocher.mpc@gmail.com" &lt;jtocher.mpc@gmail.com&gt;

Cc: "rep.martin.daniel@capitol.tn.gov" &lt;rep.martin.daniel@capitol.tn.gov&gt;, "mayor@knoxville.tn.gov" &lt;mayor@knoxville.tn.gov&gt;, "county.mayor@knoxcounty.org" &lt;county.mayor@knoxcounty.org&gt;

Date: June 5, 2016

To: MPC Commissioners

From: Cindy Johnson, West Hills resident

I was concerned, along with many other historians and citizens, to hear that 30 row homes were planned for the historic Cavett Station hillside beside the Sons of Revolution monument and old Mars Hill Cemetery at the crest of the hill above the sinkhole. Many in the past have wondered why the site and the cemetery have not been better protected by the city some 223 years later. It meets qualifications for the National Register, which is in process now, and has been designated as a Tennessee Historical Site by TDOT. Preserving and enriching this site in an honorable manner for present and future generations is the only proper remembrance of our heritage.

I talked with Dr. Charlie Faulkner, who wrote the book "Massacre at Cavett's Station," this week. His research provides extensive information about the September 25, 1793 attack when about 1,000 Cherokee and Creek Indians living in a village near Concord passed by Campbell Station to attack Knoxville. The burning of a friendly Cherokee village while Governor Blount was in Washington and a broken treaty prompted the attack. When the Indians heard the dawn cannon blast near James White Fort, they thought they had been discovered and decided to attack Cavett Station. Alexander Cavett's family and a couple of visitors were massacred. Smoke from the burning Station gave John Sevier and other men enough time to gather and prepare for battle. The sacrifice on Cavett Station hillside made quite a difference in the early history of Knoxville, and possibly saved the lives of future Tennessee leaders. It would be the last major battle in East Tennessee between the settlers and Indians. Alexander's brother, Moses Cavett, and his descendants lived on the land

many years. The peaceful hillside has since passed down through the Cavett, Lonas, Broome and Walker descendants and then the Cain family, and the site is visited by those families and historical researchers and school children. I personally am a descendant of the Campbell Station Campbells and have Cherokee blood from three grandparent lines.

Another major concern I have is the safety on Broome Road with 30 homes planned. When I talked with Martin Bradley, a city engineer years ago, he said he knew the road did not meet code. He was able to add more asphalt only at the curve and increase the slope in the curve. I have witnessed many close calls weekly over the years. Neighbors have lost mirrors, and we hold our breath and often stop when passing trucks and landscape trailers and buses. Three times this week someone has crossed the center line approaching me. In the past, cars have dropped a wheel off and overcompensated and come into my lane - one woman broke her wheel.

An incident that stopped my heart was when I rounded the blind 90 degree curve, and I saw three middle school students walking on the road with backpacks almost to the top of the blind hill facing traffic. I could not get up the hill fast enough. Miraculously a car did not come over the hill. I am afraid more traffic will be deadly. I stop when I encounter pedestrians and bikers going around the blind curve.

Thank you for your consideration of these issues. We will be in attendance at the MPC Meeting when the developer, David Alley, is presenting his plan.

--

---

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

---

**[MPC Comment] Proposed Broome Road Development (Bentley Estates) in the West Hills Community**

1 message

---

**DivinaM** <mcrew2011@comcast.net>

Sat, Jun 4, 2016 at 8:21 PM

Reply-To: mcrew2011@comcast.net

To: commission@knoxmpc.org

A. Clancy,  
L. Cole  
M. Crowder  
L. Johnson  
M. Kane  
S. Smith  
Rev. Lomax  
R. Longmire  
J. Roth

June 4, 2016

My name is Neil Morgenstern and I live at 8330 Alexander Cavet Dr., in the Cavet Station Subdivision. I have lived at this address for the past 12 years. I recently retired as the agent in charge of the Drug Enforcement Administration (DEA) in Knoxville. I am writing this letter to express my deep concerns regarding the proposed development of a new subdivision on Broome Road (Bentley Estates). My concerns are shared by the vast majority of my neighbors in Cavet Station, as well as many who live in the West Hills community. I am confident that you will be hearing from them as well.

As a former law enforcement official, I tend to view things through the prism of public safety. If you are familiar with Broome Road, you know that it is an extremely narrow and winding road. What you may not be aware of is that the width of Broome Road does not meet current safety code standards (by 9 inches). This was confirmed by former Knoxville City Engineer Martin Bradley. To make matters worse, the proposed location of the new subdivision (just north of Cavet Station) is at the base of a blind hill. Furthermore, the plans call for the construction of 30 homes on what amount to a 7 acre tract of land. At an average of two cars per household, this would potentially add an additional 60 vehicles to the daily traffic flow of a road that is already over utilized, too narrow, and dangerous. This would most certainly increase the opportunities for accidents. Many West Hills residents have shared stories of accidents and "close calls" due to the blind hills and curves in the road. We all feel it would be irresponsible to unnecessarily endanger the lives of current and potentially new residents of the community.

Additionally, the homes being proposed for construction do not compliment existing homes established in the community. It is the feeling of many residents that the "cookie cutter" style homes being proposed would adversely affect the property values of those residing in the area.

Lastly, the Mars Hill Cemetery which is the resting place of many of those who fought at the battle of Cavet Station is located on the edge of the property to be developed. We would certainly not want anything done that could potentially disturb the sanctity of this historic location.

I hope that you will consider our concerns, and assist us in coming to a mutually agreeable solution. Thank you for your consideration.

Sincerely,  
Neil Morgenstern  
8330 Alexander Cavet Drive  
Knoxville, TN 37909

—

---

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)