

5-SE-16-e-cor-Allen



August 8, 2016

Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main Street
Knoxville, Tennessee 37902

Dear Members of the Metropolitan Planning Commission,

I've written each of you individually, but I also wanted to share my thoughts with the group in the hopes that this letter can be included as part of the Meeting Agenda Package.

I'm writing regarding Bentley Estates, the proposed development off of Broome Road that will be presented at this week's MPC meeting. As a resident of Cavet Station neighborhood, I have many concerns about the developer's proposal. While I completely understand that it's inevitable that the property will be developed, and I'm not opposed to any development, I believe the current proposal is inappropriate and potentially dangerous.

It is my understanding that AKP Properties wants to build 30 homes in the 11.67-acre plot. There are two major issues with this plan, in my opinion.

- (1) A Historic Cemetery: To build that many homes under the current plan would require developing the portion of the property that borders the Mars Hill cemetery with either homes or a road. Due to the fact that the actual boundaries of this incredibly historic cemetery (which dates back to the 1700s) have never been set, all indications point to the fact that there are likely graves well outside the current borders. A formal independent ground-penetrating radar study of the area must be conducted of the entire plot of land before construction begins to be 100% sure that there will be no digging over gravesites.
- (2) Safety: I understand that under the current plan there would be an increase of 353 average daily vehicle trips along Broome Road. I don't know if you've ever driven along Broome Road, but it's very narrow and very dangerous. My family has nicknamed the sharp turn near Gallaher View "Dead Man's Curve." If that many new homes are added along Broome Road, I believe it absolutely should be a requirement to widen the road prior to completion of the development, a change that has been long needed, but which will become a necessity with the increased traffic. A further safety concern is the location of the proposed entrance to the new subdivision, which is currently plotted to be just north of the top of the hill on Broome Road, a location that will be incredibly dangerous to those pulling out into traffic from the subdivision. Further, children making their way to the bus stop will have to cross this already dangerous road at the top of a hill, where drivers won't have time to see them ahead of time to slow down and stop.

I just ask that you please take these points into consideration as you review the Bentley Estates plan that will be presented at your upcoming meeting. I'd be happy to discuss further if you'd like to arrange a meeting or phone call.

Sincerely,

Deborah Allen
(865) 406-9036

5-SE-16-C-cor-Angel

August 6, 2016

MPC Commissioner

RE: MPC File No. 5-SE-16-C

Bentley Guilds Estates

August 11, 2016 Hearing Agenda #8



Dear Commissioners

I am writing this letter today to express my concerns regarding the Bentley Guilds Estates project connecting to Broome Road in West Hills.

As a resident of Cavett Station, I am extremely concerned about the safety aspects of Broome Road. As you may be aware, Broome Rd is a very narrow road with an extremely dangerous curve and blind hills. This project will enter near the top of one such blind hill. It has been explained that a deceleration lane will be added on the northbound lane at the entrance of the project. This, however will not address safety issues for senior bound school buses asking children to cross the road a short distance from the blind hill. It also seems to be a short distance from the blind hill for residents picking in and out of the Bentley Guilds neighborhood.

This project will add some 300 additional trips on Broome Road daily. We, in the West Hills area have experienced near misses on this narrow street, especially on the curve. It would be my hope that consideration for corrections to this road would take place before this additional traffic as well as two years of construction vehicles contribute to the risks of traveling this road.

Another area of concern regarding this project is the historical aspect of the area where this project is planned. This area is a historical Revolutionary War site with pertinent history to the city of Knoxville. The Cavett Station block house was in this area, which has already been

lost. The Mars Hill cemetery is adjacent to the project, dating back to 1792. The grave sites of early Knoxville pioneers as well as the mass grave of the Alexander Covell family who were massacred in a battle with Indian tribes lead by Chief Doublehead. While there is a designated area for the cemetery, there has been discussion that there may be graves beyond these indicated boundaries. It has been reported that, through the years, headstones and markers have been removed and discarded. It is my hope that consideration for a planned, scientific study will be conducted to be absolutely sure that every grave is preserved in this sacred historical cemetery. It is so important to preserve our history and respect the resting place of all.

As a homeowner adjacent to the project, I have concerns regarding how will be affected by the changing landscape of the area. I have been told by the engineer of the project that existing lots will not be affected. The project will be higher than our existing Cabot station properties and I would like a written guarantee that run off and drainage will not affect our lots.

As the landscape changes there are many rodents, snakes, possums, raccoons, coyotes and Hawks in the area. Can we also be assured that we will not be overrun by these animals on our properties.

Sincerely yours,
Rick Angel
8303 Alexander Covell Dr.
Knoxville TN 37909
Chattlor@aol.com



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 Estates1 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

5-SE-16-C - cor - Horner

Ryan and Becky Horner
8324 Chadwick Drive
Knoxville, Tennessee 37909

August 7, 2016

Mr. Anders, Ms. Bustin, Mr. Clancy, Ms. Cole, Mr. Crander,
Ms. Eason, Mr. Goodwin, Mr. Johnson, Rev. Lomax,
Ms. Longmire, Mr. Phillips, Mr. Roth, Mr. Smith,
Mr. Thomas, and Ms. Tochet

Metropolitan Planning Commission
400 Main Street Suite 403
Knoxville, Tennessee 37902

Re: Proposed Bentley Fields Subdivision on MPC Agenda
for August 11, 2016

Dear Commissioners,

My wife and I bought our home in West Hills during the housing recession and felt like we had won the lottery. We wanted a bit of privacy but also access to major roads, shopping and a central location to our places of work. West Hills is an established neighborhood with

large trees and larger lots, which is what we were^{II} seeking. We have a relatively private backyard that adjoins a large parcel that is mostly wooded. Even though we moved into the city and are probably one mile from the interstate, the topography lends itself to a quiet and relaxed atmosphere. We assume the responsibility of paying city taxes and certainly enjoy the benefit of services like fire protection, trash/recycling collection and brush pickup.

Unfortunately, the proposed Bentley Fields development will not fit the characteristics of our neighborhood. Most of the homes in West Hills have at least a half-acre lot size and some decent set back from the road. I don't think thirty houses on an eleven acre tract fit with West Hills to the north or Carver Station to the south. It looks as though there will be three houses that back up to my lot alone. If you as Commissioners of the MPC allow this development to start as is, there is no one to say what type of house is to be built. The developer may tell us what type of house the contractors may build; however, once approved, how can we be sure what will actually transpire? This overdevelopment will be a

detriment to the resale value of existing homes like ours. This over development behind my house significantly alters the appeal of West Hills and our street in particular. III

A greater issue is the safety of driving on Broome Road, which leaves Gallaher View, making an immediate sharp 90° left with a steep grade that is narrow with deep ditches on both sides. The parcel of the proposed development is on the right at the top of the hill, which is already dangerous enough to drive on as it is, without adding thirty more families with probably two vehicles each to use it. I have a son who will be driving in six months, and it concerns my wife and me for his safety as a new driver. I am told the city has Broome down pretty far on its list of priorities but recognizes the safety issue that exists there.

Finally, the proposed development slights the history of the Cavet Station massacre and the old cemetery that is located there. Perhaps a monument could be built and the history preserved. This parcel might be better utilized as green space for families, as there is plenty of development in the city of Knoxville but

less and less green space.

IV

In closing I am not against progress or development. I am certainly glad the developer is not proposing an apartment complex to be built behind us. Nevertheless, I would feel much better if there were fewer houses with larger lots keeping more in line with the two subdivisions that bound the subject property. I would prefer something be done to consider the safety issues on Broome Road, and the history of the Cavet Station massacre to be considered by you before you allow thirty lots to be put on this last piece of urban wilderness in West Hills.

Sincerely,

Ryan Horner and Becky Horner

Ryan Horner and Becky Horner



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

[MPC Comment] Bentley Project a Construction Project on Mars Hill, next to Alexander Cavet Station

1 message

Stella Huerfano <shuerfano@gmail.com>

Thu, Nov 17, 2016 at 1:29 PM

Reply-To: shuerfano@gmail.com

To: commission@knoxmpc.org, herb@clairbornehauling.com, eason.mpc@gmail.com, Mac Goodwin <mgoodwin.mpc@gmail.com>, Janice Tocher <jtocher.mpc@gmail.com>, Rep.martindaniel@capitol.tn.gov, contact@knoxmpc.org, mayor@knoxville.tn.gov

Dear MPC Commissioners, Representative Martin and Mayor Madeline Rogero,

On October 12 2016, I wrote to you about the Bentley Project that plans to construct 31 homes in an area of 11.75 acres minus a sinkhole area of 2.5 acres. The real density will be 2.9 u/a, instead of the 2.6 regulated for that zone.

Then on November 10 2016 at 3:30 p.m. the commissioners voted not to approve the project.

Still, it seems the builder continues to push his idea despite the determination taken by the M.P.C.

In view of that, I want to explain why it is not a good idea to have the project approved even if the builder fulfills the "new" 11 restrictions showed in its latest update, file attached.

The project is not good for the future of the community, not only because:

i) It is a historic place of great importance that should be kept for the good of future generations. It is because there is no other site in Knoxville that can teach us more about the migrations than this site. That is due to its very painful history. That history not only has to be rescued but avoid. Is history should not be repeated.

The family who owned the land for so long, for one reason or another, kept that history hidden, we cannot allow that important piece of our common history to remain hidden in plain view, let alone destroyed by this project.

ii) There is a dangerous 2.5 acres sinkhole, that has to be kept isolated so nobody falls in it, specially children and pets.

iii) The Broome road is a narrow restricting road.

But also because

(i) The topography of the proposed construction site in front of Broome Road changes in altitude from 986 feet to 1011.6, that is a 25.6 difference.

(ii) The change in altitude on Broome road from 1011.6 feet to 1000 feet occurs in less than 130 feet on the south west corner of the property in question.

(iii) Cars coming, at a normal speed, climbing the hill before reaching 1011.6 feet are totally invisible to any driver looking to the left of the proposed entrance of the site. Cars climbing the hill ARE on the other side of the hill, so totally undetected.

(iv) When a car is seen on the "horizon", the sight distance, is only 254 feet, for a driver exiting at the proposed entrance.

(v) Cars arriving to the top, that is 1011.6 feet high, on the SW corner of the project site, and on Broome Road, develop inertial speed higher than the intended speed limit due to mere gravity.

That is what makes extremely dangerous the transit of pedestrians along any of the two side ditches of Broome Road. There are not pedestrian sideways.

(vi) Due to the topography of Broome Road, there is no room for a side walk on the opposite side of the proposed project. If a pedestrian way is built, could be very unstable, if not done properly.

(vii) Good pedestrian sides will be needed on BOTH sides of Broome Road, if children are allowed to be dropped on Broome Road after school. The engineering of those pedestrian sides it is not a trivial matter. The Road and its side ditches are very narrow and very uneven surfaces. They are located on the top of a hill.

(viii) Not only the sight distance is 254 feet, which is way below regulation, but also, the fact that cars roll down the hill by inertia, in FREE FALL from 1011.6 to 1000 in a span of less than 150 feet makes it a gamble of your life to transit along the sides of Broome Road let alone to cross it, at ANY time, day or night.

The building of a house complex on the Mars Hill as proposed is a disservice to the future owners of homes as proposed by the Bentley project.

The project as proposed is full of immediate perils for any of its new inhabitants, and for the old ones too, because of the characteristics of the road and its sinkhole.

I have measured the distance myself, on the field, using a string, and I can tell I was risking my life by doing so. There were drivers appalled, scared, and angry, when they saw me walking alone the road, inside the ditch, while measuring. At least 10 cars saw me doing this. Three of those cars were almost on my face when I reached the top of the climb. Using this on field measurement, I got that the distance is 268 feet only.

My husband prohibited me to do this, but I did it anyway, since I know it is important for the safety of many. And because I am outrage that the safety of children and/or people in general is being not taken at heart, neither by the builder not by the people involved.

I also have measured the distance on the M.P.C. agenda maps, with all due care. I am a Ph.D. in mathematics, I have repeated the measurements several times, with the same outcome. The distance from the proposed entrance of the complex, for an exiting car, to the left is only 254 feet. That is my desk measurement.

To settle this issue, I would like the M.P.C engineer to come to the field and do the measurement himself/herself. I would like to be present.

We require to have official record of this sight distance.

The flat maps do not explicitly show the difference in altitude, so it looks like the 300 feet left sight distance requirement is fulfilled.

A driver exiting the complex as proposed, will be 254 feet away from any incoming car. Which will be falling from 1011.6 feet to him at only 990 feet. a difference of 11.6 feet in the vertical.

The incoming car acceleration due to the free fall could be fatal.

I could observe this before doing any measurements, in fact, to all of us living along Broome Road, it is obvious this road IS very dangerous.

The building of a house complex on the Mars Hill as proposed is a disservice to the future owners of homes as proposed by the Bentley project.

It is also a disservice to us, the current inhabitants of the nearby sites.

The Bentley project as presented is dangerous to ALL in Knoxville, because of the characteristics of the road, anybody transiting it is at risk, and because of its sinkhole, which by itself is a public menace as it is.

This sinkhole really needs a good fence to protect people, children, dogs and other little animals from it.

I hope to hear from the M.P.C engineer soon. I will be happy to redo my calculation with him/her.

Sincerely,

Stella Thistlethwaite.
Alexander Cavet 8320

Jay M. Lewallen



9 Chester Downs • San Antonio, TX 78257 • 210/698-1129 • jlewa@satx.m.com

August 4, 2016

Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main Street
Knoxville, TN 37902

To the MPC Staff:

It has come to my attention that the land near Cavett Cemetery (Mars Hill Cemetery) may be threatened by further development in the area and that the Commission is exploring appropriate ways to insure no unmarked graves are covered or destroyed.

The purpose of my letter is to strongly support your efforts to consider the historical meaning of this cemetery, as one of the most significant remaining icons of the American Revolution era. This site is representative of many others in eastern TN and one that was instrumental in the early development of Knoxville, as a growing and thriving city. Moreover, the cemetery has family significance to many in the area AND to those early settlers moving on to Arkansas, Louisiana and Texas.

It has great meaning to my family here in Texas, as Alexander Cavett was my 6th great granduncle and Moses Alexander, who occupied the 640-acre tract after the massacre, was my 6th great grandfather. There is strong evidence that both are buried there. One of the highlights of my family's life was the discovery of this cemetery and our trip to Knoxville just to stand in this sacred place of our ancestors.

It is our most humble request that you, at least, require the developer to conduct a ground-penetrating radar study of the surrounding area to make sure that these early Americans (and possibly slaves and Indians) are not forgotten in our rush to develop. This kind of a radar study is a well-developed technology, well within the capabilities of several institutions nearby – certainly the University of Tennessee.

After six generations, thousands of citizens in our country have lineage connection to Alexander Cavett and his family. In behalf of these Americans, I plead for your most diligent efforts to consider the legacy of these families.

A handwritten signature in black ink, appearing to read "Jay M. Lewallen".

Jay M. Lewallen



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

Fwd: West Hills subdivision

1 message

Terry Gilhula <terry.gilhula@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Thu, Oct 20, 2016 at 7:03 AM

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

From: **dapsihogios** <dapsihogios@aol.com>
Date: Wed, Oct 19, 2016 at 11:10 PM
Subject: West Hills subdivision
To: contact@knoxmpc.org

To whom it may concern;

My name is Diane Psihogios and I have lived in West Hills for 25 years. In those years, I have seen this subdivision, go from a beautiful, quiet neighborhood to highly traveled short cut for all of Knoxville. Vandalism, theft, trash, and excessive traffic have become part our daily routine. Now we are faced with an additional subdivision with smaller homes and lots and an entrance on Broome Road. Broome Road is inundated with traffic and cannot sustain the additional traffic of a new subdivision. Approving the development of this property is not in the best interest of West Hills.

Please do not allow this project to pass.

Diane Psihogios
dapsihogios@aol.com
865 693-2003

Sent from my Galaxy Tab® S2



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

[MPC Comment] RE: Bentley Fields, Cavett's Station (40KN67), and Mars Hill Cemetery investigations

Saville, Steve <Steve.Saville@amecfw.com>

Tue, Nov 8, 2016 at 12:08 PM

Reply-To: steve.saville@amecfw.com

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

Commissioners Longmire, Tocher, Phillips, Roth, Smith, Thomas, Anders, Bustin, Clancy, Cole, Crowder, Eason, Goodwin, Johnson, and Lomax –

I've reviewed CRA's most recent GPR Report on Cavett's Station (40KN67) and Mars Hill Cemetery (attached). For your consideration and support, please see the points below.

Points supporting additional field investigation, and protection if/when development proceeds:

- CRA identified a foundation-like GPR anomaly, and speculated the feature to be church foundation, farm building, or Cavett's Station;
- GPR anomalies in the eastern survey block are worth additional review;
- Features of interest have been found in all GPR surveys conducted to date. Each successive GPR survey has stepped out in area from the prior, and each has found features of interest. The nature and extent of potential graves and artifacts has not been established.

And opinions:

- The public should be allowed to review all GPR data collected, not just those data and images presented in the report;
- The public should be given 30 days to act upon the information presented in the most recent GPR Report (dated Oct. 31st, less than two weeks prior to MPC's vote);
- MPC should support further investigation on site.
- Features of interest have been found in all GPR surveys conducted to date. Each successive GPR survey has stepped out in area from the prior, and each has found features of interest. The nature and extent of potential graves and artifacts has not been established.
- Further investigation is necessary to define the nature and extent of features of interest.

Thanks for your consideration on the matter –

Steve Saville, Professional Geologist (N.C. #2132)

1017 West Nokomis Circle

Knoxville Resident

Cavett Descendent

From: Saville, Steve
Sent: Sunday, October 30, 2016 2:37 PM
To: 'commission@knoxmpc.org' <commission@knoxmpc.org>
Subject: Bentley Fields, Cavett's Station (40KN67), and Mars Hill Cemetery investigations

Commissioners Longmire, Tocher, Phillips, Roth, Smith, Thomas, Anders, Bustin, Clancy, Cole, Crowder, Eason, Goodwin, Johnson, and Lomax –

I am a Knoxville resident, Moses Cavett descendent, and licensed professional geologist. I am writing to request your vote to allow time to investigate and protect historic graves within the proposed Bentley Fields development (MPC FILE #: 5-SE-16-C; attached).

The proposed Bentley Fields development site is adjacent to Mars Hill Cemetery, which contains the remains of some of Knox County's earliest settlers. In addition to being an historic cemetery, archaeologists believe victims of the 1793 Massacre at Cavett's Station – my ancestors – are also buried at Mars Hill Cemetery.

Graves from Mars Hill Cemetery are thought to extend into the Bentley Fields development site. To test this theory, geophysical inspections have been performed in recent months to determine if grave-like features are present in the subsurface of the Bentley Fields development site. At least one recent geophysical inspection has identified grave-like features in the subsurface of the Bentley Fields development site. These data appear to confirm that graves from Mars Hill Cemetery extend into the Bentley Field development site. These data also indicate that more graves may be present in the Bentley Fields development site.

Any grave and historic artifact within the Bentley Fields development site is at risk of damage or destruction if development proceeds blindly. Given the presence of grave-like features in the subsurface of the Bentley Fields development site, the next responsible step is to perform a field investigation to determine the nature and extent of graves prior to construction.

As a licensed professional geologist with 15 years of experience conducting field investigations, I recommend a field investigation:

- 1) Be performed prior to any construction activity on the Bentley Field project site;
- 2) Apply ground penetrating radar (GPR) or other industry-standard, non-intrusive data collection method;
- 3) Include intrusive investigation, if warranted and permitted, to identify the subsurface item (e.g., grave or not grave);
- 4) Reasonably define the nature and extent of graves and artifacts within the 12ac property related to Mars Hill Cemetery or the Cavett's Station Massacre, and
- 5) Include at least a 30 day public and peer review of all data (incl. GPR data) to ensure appropriate data quality, data coverage, and data interpretation.

As a direct descendent of Moses Cavett, I strongly suggest you consider voting such that a responsible field investigation may be performed prior to further action on the Bentley Fields development site. Anything less than a field investigation as defined above is irresponsible to those interred and their descendants.

This is an opportunity for Knox County to investigate a physical link to one of its most important chapters before being obscured by the progress of our city. Please consider voting at MPC's November 10th meeting such that this parcel may be investigated responsibly, and not developed blindly.

Respectfully,

Steve Saville, Professional Geologist (N.C. #2132)

1017 West Nokomis Circle

Knoxville Resident

Cavett Descendent



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This message was directed to commission@knoxmpc.org

 **CRA Ground Penetrating Radar Study Report 11-04-16.pdf**
6002K



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. Willams, 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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This message was directed to commission@knoxmpc.org

