



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

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**[MPC Comment] Development on Broome Rd**

1 message

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**paige craft** <mrspaigecraft@hotmail.com>

Sun, Oct 9, 2016 at 10:50 AM

Reply-To: mrspaigecraft@hotmail.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Hello commissioners, as a resident in Cavett Station I am opposed to the development going in on Broome Road. Broom Road is too narrow and as a parent I don't look forward to my children driving on that road plus all the added traffic the development brings. The proposed homes being built don't keep with the West Hills style, and will decrease the value of our area. The development will bring down most of the mature trees and ruin a historic site in Knoxville. Please do what is best for Knoxville and vote against the development!

Thanks,

**Paige Craft**

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



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

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**[MPC Comment] Bentley Fields Subdivision on Broome Road**

1 message

**Randy Curlee** <rcurlee11@gmail.com>

Mon, Oct 10, 2016 at 11:31 PM

Reply-To: rcurlee11@gmail.com

To: commission@knoxmpc.org

Cc: Randy Curlee &lt;rcurlee11@gmail.com&gt;, Randy Curlee &lt;rcurlee11@comcast.net&gt;, Randy Curlee &lt;TRANDALLCURLEEPHD@me.com&gt;

Dear Commissioners,

I have mailed the attached letter via USPS to all members of the Knoxville-Knox County MPC and to the Honorable Mayor Madeline Rogero and Honorable Mayor Tim Burchett. I voice my opposition to the Bentley Fields Development being proposed by AKA Properties, LLC.

Please consider the points made in my letter regarding the need for a Level 1 Traffic Access and Impact Study regarding this proposed development.

I would be pleased to provide additional information on the traffic and safety impacts of Bentley Fields should any Commissioner or staff member so request.

Sincerely,

T. Randall Curlee, Ph.D.

8325 Alexander Cavet Drive  
Knoxville, TN 37909[865-660-8325](tel:865-660-8325)[trandallcurleephd@me.com](mailto:trandallcurleephd@me.com)[rcurlee11@comcast.net](mailto:rcurlee11@comcast.net)

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

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)**Curlee letter MPC copy.pdf**

24K

## T. Randall Curlee, Ph.D.

8325 Alexander Cavet Drive  
Knoxville, TN 37909  
865-660-8325  
[trandallcurleephd@me.com](mailto:trandallcurleephd@me.com)  
[rcurlee11@comcast.net](mailto:rcurlee11@comcast.net)

October 7, 2016

Mr. Herb Anders  
Member Knoxville-Knox County MPC  
6210 Rutledge Pike  
Knoxville, TN 37924

Dear Commissioner Anders:

I write in opposition to the proposed Bentley Fields subdivision on Broome Road in west Knoxville being proposed by AKA Properties, LLC.

I am very concerned about ANY further development on Broome Road, especially this proposed development, due to unacceptable traffic and safety risks. I propose that the MPC require a Level 1 Traffic Access and Impact Study to fully assess the traffic and safety risks of this development.

A Level 1 Study may not be required for developments that are estimated to produce less than 750 new average daily vehicle trips (DVTs). The Institute of Transportation Engineers (ITE) provides a table with very arbitrary estimates of the number of new DVTs that may result from new single family houses. According to the ITE table this new development will add 353 additional DVTs.

However, this number is quite arbitrary. More than 200 professional studies of DVTs have shown that the number of new trips generated by a new subdivision varies widely and can be more than two times the overly general numbers provided in the ITE tables. ITE has published "When should a traffic study be conducted?" New DVTs is but one of six "conditions that warrant conducting a traffic study." A study is called for "When existing transportation problems are evident, such as a high crash location or at a location with complex roadway geometrics." And when "At the judgment or discretion of jurisdiction staff based on unusual circumstances."

Anyone who has traveled Broome Road knows it is dangerous, and will become more dangerous even without the Bentley Fields subdivision. For example, Broome Road is an attractive shortcut for travelers going from North Gallaher Road to Middlebrook Pike. The shortcut is one half mile shorter and the driver can avoid three stop lights. The Knoxville Regional Transportation Planning Organization (TPO) reports that there are 21,820 daily trips at the intersection of

Broome and Gallaher View, and 24,196 daily trips at the intersection of Broome and Middlebrook. Further, there is no stoplight at either intersection, making for already dangerous conditions. The traffic study done for the new Tennova hospital on Middlebrook estimates that facility will result in 8,488 new daily trips on Middlebrook, of which 34 percent will be going west toward the intersection of Broome and Middlebrook, which is only 1.4 miles from the hospital location. These new trips will be added to the already expected 2.95 percent base case annual traffic growth on Middlebrook. These are but a few of the numerous trends that will add traffic and additional danger to Broome Road during the coming two to five years.

How many travelers currently take the Broome shortcut? How many of these thousands of new trips will take the Broome Road shortcut in future years? Given these new base case conditions, what are the marginal traffic and accident implications of the hundreds of new trips to be generated by the Bentley Fields development? How many children will elect to walk from Bentley Fields to Bearden High School along Broome Road, a stretch of road with zero road shoulder? On more than one occasion I have come within inches of hitting a walker or biker as I round the 90 degree curve on Broome near Gallaher View. I shutter daily that I may accidentally take a life due to these already horrible conditions.

The traffic and safety impacts of the Bentley Field development should not be brushed aside because the expected new trips does not meet some arbitrary number on a planning table, especially given the extenuating circumstances discussed above.

I pose these issues and questions to the Commission with a degree of expertise. I am a Ph.D. Economist specializing in transportation analysis who retired from Oak Ridge National Lab after a 30 career during which I specialized in transportation modeling. I led multidisciplinary teams for the Federal Highway Administration, the Tennessee Department of Transportation and other agencies that developed some of the very models on which the Institute for Traffic Engineers numbers are based. I have published numerous professional articles in this area.

Without significant improvements to Broome Road and the intersections of Broome and Gallaher View and that of Broome Road and Middlebrook, any further development along Broome Road begs for a study of the kind of traffic and safety impacts that can only be established by a Level 1 Traffic Access and Impact Study.

I respectfully ask the Commission to require such a study.

Sincerely yours,

T. Randall Curlee, Ph.D.

10/6/16



Ms. Laura Cole  
Knoxville-Knox County MPC  
400 West Main  
Suite 403  
Knoxville, TN 37902

RE: Residential Development Proposed for Broome Road and to be considered as Item Number 11 at the MPC Meeting to be Held on Thursday, October 13, 2016 at 1:30 PM

Dear Commissioner;

I am writing, as a professional Architect and a West Hills/ Westborough Road Resident, to strongly request that you, and your fellow Commissioners, reject and not approve this proposed development. The quality, character, aesthetics, density and overall nature of this proposed development are all contrary and detrimental to those of the immediately adjacent neighborhood, i.e. Westborough Road and Kempton Road. Westborough and Kempton Roads define a residential neighborhood that was established as a quality residential area more than thirty five years ago and has been actively maintained as such by its residents ever since. I, and I believe I speak for my neighbors when I say this, did not move to Westborough Road to have my neighborhood real estate comparables reduced by a development of vinyl siding. I did not move to Westborough Road to have my neighborhood real estate comparables reduced by a gaggle of small houses thirty six feet apart from each other. There are times when factors other than pure profit should be considered when building. That is why organizations such as MPC are created. I feel that this is one of those times.

Having mentioned "other factors", I wish to mention two other issues I have regarding this proposed development. The first concerns the number of cars to be generated by the development. These cars will enter onto Broome Road at a point that has a very short distance between two sharp curves. The sight lines are very poor at this location and traffic along this stretch of Broome Road already tends to travel at too high a rate of speed.

The second item of addition concern is Mr. Ally's apparent change in concern over verifying whether or not the property contains any graves outside of the known cemetery. Mr. Ally's attitude, as expressed during meetings with the West Hills Community Association, causes me to ask that the MPC stand as the spokesman of the greater good for the greater Community.

Thank you for your time, your attention and your service.

A handwritten signature in black ink that reads "Gale H. Hedrick III".

Gale H. Hedrick III  
707 Westborough Road  
Knoxville, TN



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

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**[MPC Comment] Opposition to Bentley Fields - 5-SE-16-C**

1 message

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**Nicholas Meanza** <nicholas.j.meanza@gmail.com>

Mon, Oct 10, 2016 at 12:13 PM

Reply-To: nicholas.j.meanza@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

I write this letter to voice my opposition to the aforementioned Bentley Fields, proposed for development in West Hills. My wife and I moved to Knoxville just over a year ago after having moved from North Dakota when I left the US Air Force. We purchased the home at 415 Doublehead Lane which abuts the proposed development on the South.

My main concern about this development is the potential destruction of a historical site. When we first heard the story of Cavett's Station, my wife and I were thrilled to be so close to an area of such historic significance to the city of Knoxville, the State of Tennessee, and the nation as a whole. When it comes to preserving our history, you don't get a second chance. In my mind, the potential tax revenue from the development does not warrant the potential destruction of this historic site. We do not know what lies within that acreage, and quite honestly, I do not trust the developer to do the right thing should he encounter human remains or the remnants of the Cavett's family blockhouse during construction. I attended a meeting where Mr. Alley agreed to have a neutral 3rd party conduct ground penetrating radar scans of a small portion of the site. I later heard that Mr. Alley reneged on that promise, but under pressure, agreed once again to conduct the scans. This wavering raises great concern, not only that Mr. Alley will once again change his mind regarding the scans, but that he would not be forthcoming should any relevant remains or artifacts be uncovered during construction in the areas outside of the very limited scan area. I do not mean to demean Mr. Alley, and it is possible I have been misinformed regarding his intent to back out of his agreement. But regardless, the interest of the developer is financial and not in saving a historical site.

We have one chance to save this piece of history. While I realize that this development can bring in a good amount of tax revenue, there is also value in protecting our rich history. This site could be a much needed neighborhood park where people could come and learn about the post colonial heritage of East Tennessee, and pay respects that the graves of those who fought and died to live here, and those who later helped make this area what it is today.

I also agree with the sentiments of my neighbors that the placing 30 or more homes on this property is simply overkill, and runs counter to the established aesthetic of the area. The large wooded plots are what draws people to West Hills. If this development is approved, I will have 4 homes overlooking my backyard that have only 16 feet between them. This density will be an eyesore, and certain traffic hazard as already noted by many of my neighbors.

For the above reasons, we ask that the MPC deny the application to develop this property.

Thank you for your consideration,

Nicholas and Allison Meanza  
415 Doublehead Lane

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



Mr. Tom Brechko  
Subdivision and Development Plan Review  
400 Main Street  
Suite 403  
Knoxville, TN 37902

October 6, 2016

Ref: Calling for Mr. David Alley to defend his designation of the alleged boundary for Mars Hill cemetery

(MPC Case #: 5-SE-16-C)

Mr. Brechko,

Enclosed please find a letter that I wrote to several MPC Commissioners. The content of this letter may eventually reach your desk for your attention.

Please allow me to briefly summarize the essence of this letter slightly differently:

Simply stated, the heart of my letter concerns the identity of the historic Mars Hill cemetery. The developer, Mr. David Alley, has designated ~ 0.8 acres for the cemetery in his concept plan. However, the Tennessee Department of Environment and Conservation obviously views it differently as being a much larger 2.4 acre cemetery (see attached 2003 Addendum: 40Kn67, page 2).

It is extremely misleading to imply that graves have been found outside the Mars Hill cemetery. Instead, it should be stated that unmarked graves being found are an integrated part of the true cemetery itself; for which only one-third (1/3) are marked and visible above ground.

It is up to Mr. Alley to submit legal document(s) to address this huge discrepancy between his designation and the Tennessee Department of Environment and Conservation record. Any eventual resolution would have to be disclosed to the public and be accepted by all parties.

Sincerely yours,

A handwritten signature in cursive script that reads "Chia C Shih".

Dr. Chia. C Shih  
408 Doublehead Lane  
Knoxville, TN 37909

Enc: October 5, 2015 letter to MPC Commissioners

Enc: Tennessee Department of Environment and Conservation (2003 Addendum: 40Kn67) Page 1, 2.

October 5, 2016

MPC Commissioner

Ref: The proposed Bentley Fields (Bentley Estates) subdivision off Broome Road in the West Hills area

(MPC Case #: 5-SE-16-C)

Dear Commissioner:

This is a follow up of my letter sent to you on July 12, 2016. In that letter I presented to you with evidence that the current Bentley Estates subdivision proposal significantly infringed the Mars Hill cemetery stated in the Archaeological Site Survey Record of the Tennessee Department of Environment and Conservation (2003 Addendum: 40Kn67). If the Bentley Estates subdivision proposal is accepted, 1.6 acres of the protected cemetery land would be lost to commercial development. I proposed that the burden should rest on the developer to prove that the proposed subdivision plan is in compliance with the Tennessee Cemetery & Burial Site Laws.

The subsequent revised proposed subdivision plan (which the developer requested to be postponed at the last minute) was completely silent on the above issue. In order to eliminate any chance that the developers may claim they are not aware of this official state record, I am enclosing page 1 to page 2 of the official record where it explicitly stated that the Mars Hill cemetery size is 10,000 square meters. (long axis = 100 m and short axis = 100 m).

Would you please kindly discuss this issue with the MPC staff and specifically require that the developer disclose to the public on how they plan to comply with the Tennessee Cemetery & Burial Site Laws. Given the highly significant historical heritage of the site, the sizable infringed 1.6 acres out of the total 2.4 acres should also be protected. In case the developers remain silent on the infringement issue and provide no acceptable explanation, I would urge you to reject the subdivision proposal.

Sincerely yours,

Dr. Chia C. Shih

Enc: Tennessee Department of Environment and Conservation (2003 Addendum: 40Kn67) Page 1, 2.  
cc: Tom Brechko, Subdivision and Development Plan Review



40K67-Cave's Station, 2003 addendum

Date Range (historic sites only):		
<input type="checkbox"/> 02 Pre-1770	<input type="checkbox"/> 05 1881-1865	<input type="checkbox"/> 08 1933-present
<input checked="" type="checkbox"/> 03 1770-1819	<input type="checkbox"/> 06 1866-1900	
<input type="checkbox"/> 04 1820-1860	<input type="checkbox"/> 07 1901-1932	
Human Remains:		
<input type="checkbox"/> 00 Unknown	<input type="checkbox"/> 02 Isolated Intact Burial(s)	<input type="checkbox"/> 04 Absent (historic sites only)
<input type="checkbox"/> 01 Scattered Surface Remains	<input checked="" type="checkbox"/> 03 Cemetery	<input type="checkbox"/> 05 Unknown, but likely
Ownership:		
<input checked="" type="checkbox"/> 02 Private Individual/Corporation	<input type="checkbox"/> 04 State of Tennessee	
<input type="checkbox"/> 03 Local Government	<input type="checkbox"/> 05 Federal-TVA, COE, etc.	
Site Size (In meters):		
Long axis and direction 100	Short axis and direction 100	Area in sq.m. 10,000
Basis for Size Estimate:		
<input type="checkbox"/> 01 Taped	<input type="checkbox"/> 03 Guessed	<input checked="" type="checkbox"/> 05 Estimated from map
<input type="checkbox"/> 02 Paced	<input type="checkbox"/> 04 Transit/alliade	
Boundary:		
	<input type="checkbox"/> Partial (explain in site description)	<input checked="" type="checkbox"/> Inclusive
Land Use/Ground Cover:		
<input type="checkbox"/> 01 Grassland/Pasture	<input type="checkbox"/> 05 Improved Forest/Orchard	<input type="checkbox"/> 09 Roadway
<input type="checkbox"/> 02 Cullivation	<input type="checkbox"/> 06 Intermittent Flooding	<input type="checkbox"/> 10 Open and Eroded
<input type="checkbox"/> 03 Secondary Growth	<input type="checkbox"/> 07 Inundated/Shoreline	<input checked="" type="checkbox"/> 99 Other (explain in site description)
<input type="checkbox"/> 04 Unimproved Forest	<input type="checkbox"/> 08 Urban	
Condition/Percent Disturbed:		
<input type="checkbox"/> 01 Undisturbed [excellent]	<input type="checkbox"/> 04 51-75% [fair]	<input checked="" type="checkbox"/> 07 Percent Unknown
<input type="checkbox"/> 02 <25% [very good]	<input type="checkbox"/> 05 76-99% [poor]	
<input type="checkbox"/> 03 26-50% [good]	<input type="checkbox"/> 06 Destroyed	
Level of Investigation:		
<input checked="" type="checkbox"/> 01 No Collection	<input type="checkbox"/> 04 Surface Collection + Test Units (Phase I+)	<input type="checkbox"/> 06 Excavation Program
<input type="checkbox"/> 02 Surface Collection (grab bag)	<input type="checkbox"/> 05 Extensive Testing Program (Phase II)	<input type="checkbox"/> 07 Total Excavation
<input type="checkbox"/> 03 Surface Collection (intensive, may include shovel tests)		
Reporter Type:		
<input type="checkbox"/> 01 Private Consulting Firm	<input type="checkbox"/> 04 Amateur Society Member	<input type="checkbox"/> 07 Student (volunteered rpt.)
<input checked="" type="checkbox"/> 02 Agency or Non-educ. Inst.	<input type="checkbox"/> 05 Landowner	<input type="checkbox"/> 08 Professional (volunt'd rpt.)
<input type="checkbox"/> 03 Educational Institution	<input type="checkbox"/> 06 Private Individual	
Last Day of Investigation: Month 3, Day 7, Year 03 <input type="checkbox"/> New Site <input checked="" type="checkbox"/> Previously Recorded		

but new location

Required Additional Information:

- one photocopy of a USGS topographic map with an accurate site boundary—a star or dot is unacceptable;
- three copies (at least one on acid-free paper) with the following
  1. field number and/or site name on each page;
  2. landowner, tenant, easement holder;
  3. verbal directions to the site (if appropriate or helpful in rural areas);
  4. survey conditions, statement on level of survey, & explanation for limitations in determining site boundary;
  5. landform, setting, distance and direction to water;
  6. cultural affiliation, site type, date range, features, artifact concentrations, summary of observed/collected artifacts
    - for prehistoric sites, specify temporally sensitive artifacts that support cultural affiliations (an absence of aboriginal ceramics on a site with only lithic debitage is inadequate for recording a site as an Archaic camp);
    - with few exceptions, a pre-1933 date must be established for historic sites;
    - historic date ranges and site type designations must be supported by descriptions of period or date specific artifacts, structural remains, archival maps, or deeds (nails, glass, and brick alone are inadequate for recording a site as a rural domestic house or farmstead);
  7. associated history, persons, buildings (historic sites);
  8. nature/extent of past and anticipated disturbance;
  9. title, author and date of the report in which the site is/will be reported;
  10. location of any additional information such as reports, maps, local informants, etc.;
  11. artifact inventory (tabulate large collections); photo media/quantity; temporary & permanent repositories;
  12. reporter name, affiliation, address, phone, fax, email, and date.



2003 Addendum: 40Kn67  
 Date Assigned: 4/29/1981

Submittal of an archaeological site survey record and the required additional information constitutes a request for assignment of a state number to a new site, or revises information on a previously recorded site. After May 30, 1999, any other version of the record will not be accepted. Send three copies to the Site File Curator at the above address. At least one copy must be on acid-free, lignin-free, non-recycled archival quality paper such as Perma/Dur®, using Pigma brand pen, No. 2 pencil, laser printer, or photocopier. Do not use a bubble jet printer or other water-based ink. Do not staple. Upon receipt of a properly completed submittal, the state site number and location data will be added and one copy will be returned to the reporter.

The decision to assign a state site number will be based on several factors such as landform, physiographic region, size of site relative to the number and type of artifacts, level of survey and conditions, and previous disturbance. Request a preliminary determination if there is a question regarding site status.

**Site name: Cavet's Station**

If completing an electronic version, double click on check box to access options; check all that apply.

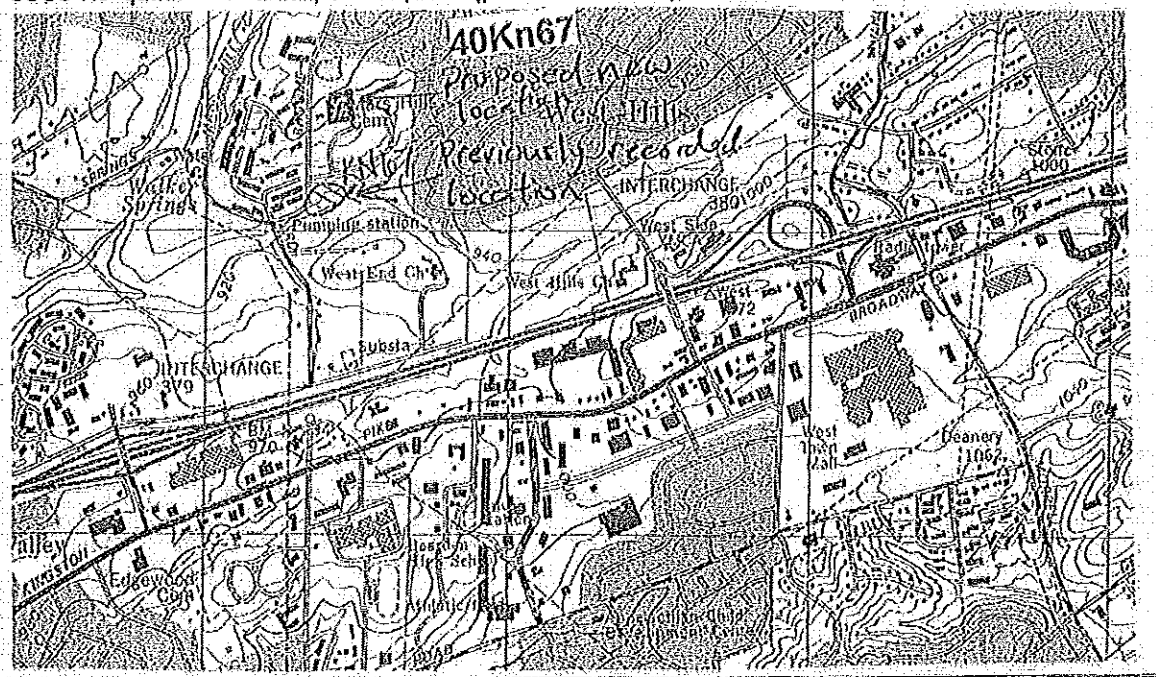
**Cultural Affiliation:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> 0001 Undetermined Prehistoric | <input type="checkbox"/> 0009 Early Gulf Formational  | <input type="checkbox"/> 0017 Early Mississippian            |
| <input type="checkbox"/> 0002 Paleoindian              | <input type="checkbox"/> 0010 Middle Gulf Formational | <input type="checkbox"/> 0018 Middle Mississippian           |
| <input type="checkbox"/> 0003 Transitional Paleo       | <input type="checkbox"/> 0011 Late Gulf Formational   | <input type="checkbox"/> 0019 Late Mississippian             |
| <input type="checkbox"/> 0004 Archaic                  | <input type="checkbox"/> 0012 Woodland                | <input type="checkbox"/> 0020 Protohistoric                  |
| <input type="checkbox"/> 0005 Early Archaic            | <input type="checkbox"/> 0013 Early Woodland          | <input type="checkbox"/> 0021 Contact Period Indian          |
| <input type="checkbox"/> 0006 Middle Archaic           | <input type="checkbox"/> 0014 Middle Woodland         | <input checked="" type="checkbox"/> 0022 Historic Indian     |
| <input type="checkbox"/> 0007 Late Archaic             | <input type="checkbox"/> 0015 Late Woodland           | <input checked="" type="checkbox"/> 0023 Historic Non-Indian |
| <input type="checkbox"/> 0008 Gulf Formational         | <input type="checkbox"/> 0016 Mississippian           | <input type="checkbox"/> 0024 Pleistocene Fauna              |

**THIS BLOCK IS FOR DIVISION USE ONLY**

<b>Site Type:</b> Historic - military - blockhouse, frontier station & small battlefield	<b>North Latitude:</b> 35° 56' 01"
<b>County:</b> Knox	<b>West Longitude:</b> 84° 03' 28"
<b>Physiographic Div.:</b> Valley and Ridge	<b>UTM: (NAD27) Zone</b> 16
<b>Drainage:</b> 19C	<b>Easting</b> 765430
<b>Elevation:</b> 1020 ft. AMSL	<b>Northing</b> 3980400

**USGS 7.5' quad:** Beardan, 138 NE, 1978 (photorevised 1990); Scale 1:24000; 20 ft. contour intervals



Ms. Connie Shih  
408 Doublehead Lane  
Knoxville, TN 37909



Ms. Rebecca Longmire  
Knoxville-Knox County MPC  
400 Main Street Suite 403  
Knoxville, TN 37902

October 6, 2016

**Ref: MPC Case #: 5-SE-16-C BENTLEY FIELDS (BENTLEY ESTATES)**

Dear Ms. Longmire,

On July 13, 2016, I wrote to you expressing my concern about the proposed Bentley Fields subdivision off of Broome Road. My specific concerns were that the proposed subdivision encroached on unmarked graves of the historic Mars Hills Cemetery, and that the developer, Mr. David Alley, had not done his due diligence to preserve the integrity of the cemetery. Nearly four months later, I am writing to strongly reiterate my concern about the above proposal.

At the August 11<sup>th</sup> MPC meeting, Mr. Glen Glafenhein appeared before the Commission to request a last minute postponement on the Bentley Fields proposal. Mr. Glafenhein acknowledged there were inconsistent results of two studies of the area outside the Mars Hill Cemetery (one study commissioned by Mr. Alley and a Ground Penetrating Radar study conducted by the University of Tennessee's Department of Anthropology) and therefore requested postponement, which was granted by the Commission.

After the August MPC meeting, Mr. Alley and Mr. Glafenhein met with several concerned residents of the adjoining Cavett's Station neighborhood and members of the University of Tennessee Department of Anthropology (including Dr. Charles Faulkner, a noted anthropologist who has written a book called the "The Massacre at Cavett's Station"). During the meeting, Mr. Alley and Mr. Glafenhein agreed to have another more extensive Ground Penetrating Radar study done by the University of Tennessee Department of Anthropology on the area surrounding the marked graves of the Mars Hill Cemetery to determine the extent of the number of unmarked graves surrounding the site and the historical boundary of the cemetery.

Since the meeting with residents, however, Mr. Alley has cancelled plans for the additional Ground Penetrating Radar study and has chosen to proceed with his concept plan without giving the Cavett's Station residents a reason for why the study was cancelled.

I am deeply disturbed by Mr. Alley's recent actions and his lack of transparency and consistency. With him reneging on his agreement with residents at this planning stage, how can we trust that he won't renege on his proposed concept plan if approval is granted by the Commission?

Unless Mr. Alley follows through with his commitment to conduct the Ground Penetrating Radar study, it would be premature to proceed without further evaluation for all parties involved. If this is the case, I urge you to reject the Bentley Fields proposal to be presented to the Commission.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive that reads "Connie Shih".

Connie Shih



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

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**[MPC Comment] CONCERN for Bentley Estates - BROOME ROAD**

1 message

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**Debra Smith** <debra@wetn.com>  
Reply-To: debra@wetn.com  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Fri, Oct 7, 2016 at 3:06 PM

Dear Gayle,

**I would like to VOTE AGAINST the Bentley Fields subdivision development on Broome Road.**

REASONING.....

- 1. An additional 500 unmarked graves?**
- 2. Possibly a slave cemetery on property?**
- 3. Other Historic Cemeteries have been preserved, why not this one?**
- 4. Sink holes x 2 - not fair the homeowners nearby or adjacent to property.**
- 5. Broome Road is NOT EQUIPPED for the next 2-3 years to handle OVERSIZED construction equipment on a daily basis.**
- 6. Broome Road is NOT EQUIPPED to handle ANOTHER 100+ cars entering and exiting on a blind hill.**

- A report done by state and church historians on the cemetery have said there could potentially be 500 unmarked graves?
- Joseph and Nancy Lones (owners 1825-1872) had slaves the current property owner, Peggy Cain, stated.
- *The slave cemetery at Dowell Springs where the other Lones family lived has been preserved. Why would this LARGER cemetery be excluded?*
- Cavett descendants visited the cemetery last week and they do not want the burial sites disturbed. Another Moses Cavett descendant is planning to fly in for the Sons of Revolution dedication being planned. There could be a few to several hundred at that ceremony. SAR is also working on more stones for the other Revolutionary soldiers buried.
- Bo Williams with WATE has a STREETWISE segment ready to air showing the DANGERS and CONCERN to current residents (will gladly send copy once aired).

10/7/2016

KnoxMPC Mail - [MPC Comment] CONCERN for Bentley Estates - BROOME ROAD

We have BUT ONE CHANCE to preserve our past, please don't let progress of the future jeopardize this opportunity.

Thank you in advance for hearing our concerns before the MPC meeting next Thursday, October 13<sup>th</sup> at 1:30.

Debra Smith

538 Broome Road

Knoxville, TN 37909

[865.705.0077](tel:865.705.0077)

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