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[MPC Comment] Construction project on Mars Hill, next to Alexander Cavet Station

Stella Huerfano <shuerfano@gmail.com>

Wed, Oct 12, 2016 at 7:55 PM

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Dear MPC Comissioners, Rep Martin, and Mayor Madeline Rogero,

I am writing to you, because I have been living in the Alexander Cavet Station house 8320 for six years and eight months already, and only very recently I have found out that we have a 1793 mass grave near our boundary, on 438 Broome Road, Mars Hill. (see more information here:<https://sites.google.com/site/tnhistoryproject/home/1790s/1793--mars-hill-cemetery>)

I am impressed this landmark, this historical place, is so hidden.

We live in times where schools and children will profit from discussing the past, to recreate it, and to imagine different possibilities for its past outcome.

We are in a world where we cannot, any longer, ignore the migrations.

As in the past, our ancestors came from Europe trying to find a place to live, and to thrive and to fulfill their dreams. Today, other migrants are doing the same, for very much similar reasons.

We cannot repeat the dreadful past. We need landmarks that allow us to get together to reflect into what had happened in our land, and to look towards to our future. With creativity, imagination, and love for the other and ourselves we can construct together a brighter future for our children.

I strongly oppose the construction project presented to your Metropolitan Planning Commission by AKP Properties LLC, which will destroy the mass grave, the site, and the whole neighborhood.

In an interview on August 16 2016, Glen Glafenhein the representative of AKP Properties LLC, said (min 1:52 news clip below):

"any time when you develop you are proud of what you do, you try to make the community better than it was before you came there.."

I cannot see how the project he represents can make this great natural space and this historical landmark "better than it was before (he) you came there".

To see, the whole news clip, please, click here--> <http://www.wbir.com/news/local/neighbors-concerned-housing-development-will-be-built-on-unmarked-graves/270912952>

On the contrary to his statement, it is my believe that the project will destroy the terrain, and the natural environment surrounding the cemetery and the cemetery itself.

The two reason for the destruction of this amazing site are:

First: The access road is no more than 7 meters (23 feet) wide.

The access road, Broome Road is excessively narrow and treacherous and on top of that there is no extra public space to make it wider.

There is simply no space for new roads.

Vehicular traffic is not going to be a bottleneck for the residents, but instead is going to be real "knot" every single moment during the day or night, for all who decide to transit in and out the area.

There is simply NO space for new roads unless the cemetery is destroy or largely reduced in area.

The place is dammed to be jammed all the time. This because the large number of units that are going to be built.

The place could be used to build or one or two houses at most, without creating vehicle traffic jams.

There are no pedestrian sidewalks. The construction project as it is will create a public hazard, for all involved, in case of fire, or any other natural, or not natural disaster.

Second: The area is hollowed. There are already two nearby BIG sinkholes.

The construction, the weight of trucks, workers, construction materials, construction machinery, and then the weight of the many houses and their inhabitants will be too stressful on the surface area to resist it. The construction will destroy the ground eventually.

The nice top hill will sink with all its population some years in the future.

As it is known Knox county has more than 15 hundred sinkholes with an accumulated volume of more than 1.5 million cube meters. Knox is a county with one of the highest numbers in depth and in volume of its sinkholes.

The reason for the development of so many sinkholes in Knox country is its high density population and the presence of limestone underneath the ground.

More information about the sinkholes in all the counties in Tennessee can be found in

<http://tnlandforms.us/landforms/sinks.php>

I wonder if the developer has already complied with the current sinkhole regulations for the Knox county:

The regulations are listed in the following webpage:

https://www.municode.com/library/tn/knox_county/codes/code_of_ordinances?nodeId=PTIICO_CH26EN_ARTVISTMA_DIV3FLRE_S26-198REDEDRSI

I think all the Cavet Station neighbors deserve to be informed about this important issue, and we should be provided with copies, or with access to the corresponding studies, long before the project is approved, let alone started.

I would like to be told where I can read and study the documentation AKP Properties LLC has submitted to satisfy the sinkhole regulations.

I thank the attention you give to my opinion and my request of information about the sinkhole study of the area in question.

Sincerely,

Stella Thistlethwaite (nee Stella Huerfano)

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This message was directed to commission@knoxmpc.org