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MPC Commissioners
Knoxville-Knox County MPC
Suite 403, City County Building
400 Main Street
Knoxville, Tennessee 37902

Re: Agenda Item # 28
First Knox Realty, LLC

Dear Commissioners:

This letter is written on behalf of the applicant's zoning request for High Density Residential and Planned Residential at 18 dwelling units per acre on property which is located on Outer Drive. This matter will be before you on Thursday.

As the MPC report states, this property was rezoned from Planned Residential at 6 units per acre to Planned Residential at 12 units per acre several months ago. This was consistent with the Sector Plan and zoning on adjacent property. At that time, it was anticipated that property adjacent to it, which was already zoned Planned Residential at 12 units per acre, could be acquired, or at least three or four acres could be acquired, so that that property could be combined with the property subject to this zoning request to develop an apartment complex with at least 225 units. That adjoining landowner has decided not to sell, and money I would state, is not the object. The landowner simply has no interest in selling. To our knowledge, she does not oppose the development of the subject property at a higher density.

The economics of apartment development today are such that to provide the quality of life apartment dwellers want, which includes a pool, clubhouse, exercise facility, walking trails, dog park, etc., the bare minimum number of units that will support that type of community is 225. This request would get the subject property to that density.

As pointed in the MPC report, Knox County recently expended a pretty good sum of money to extend Outlet Drive from Lovell Road to north Campbell Station Road and it is now a major collector street. The site is a short distance from the interchange of Campbell Station Road and I-40. It is a little further from the interchange of Lovell Road and I-40. It is close to the Turkey Creek commercial center, parks and other recreational facilities.

It is unlikely that public transit will be available to the site any time in the near future, since Knox County does not provide public transit. However, the road system, and the amenities nearby certainly support this property being allowed to develop as a high density apartment complex.

Although not stated explicitly in your policies in recent years, under the leadership of Mark Donaldson, a number of high density residential developments were approved along Pellissippi Parkway because of the good transportation system available. This site, although not on Pellissippi Parkway or adjacent to it, has access to an excellent transportation system.

As pointed out at your Agenda Review meeting, Knox County is projected to grow by 400,000 people in the next 25 years. A portion of the housing for these new residents is going to have to be provided in high density apartment developments, which meet the criteria this site does.

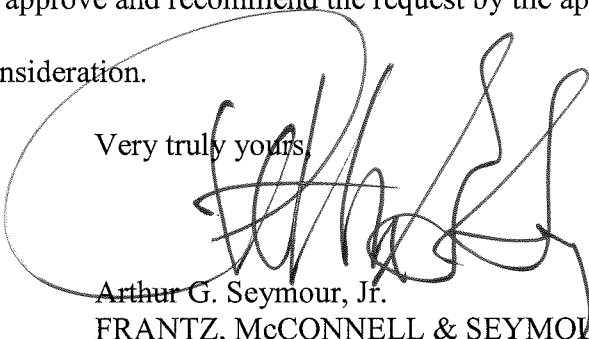
Recently adjacent to the new Kroger commercial development on Emory Road in Powell, an apartment complex with well over 200 units was approved. Construction on that project should start by year end. That location had the same attributes that this one does.

Furthermore, there are no sites near this one that are available and meet the criteria MPC staff has set forth for High Density Residential.

We would urge you to approve and recommend the request by the applicant.

Thank you for your consideration.

Very truly yours,



Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:lbb