

Chris & Renee Harwell
1025 Buckskin Trail
Knoxville, TN 37920

July 31, 2006



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

RE: 8-0-06-RZ - Mollenhour Investment Group, Co.

Dear Planning Commissioners:

This letter is regarding the rezoning request by the Mollenhour Investment Group, Co. to rezone the North side of Magazine Road, west of Maple Loop Road from R-1 to PR. We are an unrelated, third party expressing our views from economic point of view for South Knoxville.

My husband lived on Adelia - a road across from the proposed rezoning area for 14 years. His extended family has lived in South Knoxville for decades. I lived on Adelia for a year. There is an old dilapidated house on the subject property, there is limited traffic on both Magazine and Maple Loop, and the roads can handle increased traffic volume.

As an accredited Senior Appraiser in Valuing Businesses and a Certified Public Accountant, I have seen the success or failure of thousands of businesses. An economic entity, whether it be a business, or an area, such as Colonial Heights and South Knoxville either grows or it deteriorates, but it does not remain unchanged

South Knoxville City had only 70 new residential building permits in 2005, compared to North Knoxville City which had 263 residential permits issued and North West Knoxville City had 184 permits of a total of 878 permits issued to the City. Furthermore, South Knox County had only 199 residential building permits issued, compared to a total of 2,980 permits issued for Knox County. From the perspective of our residents' financial well being, this is terrible.

What happens when we don't have new housing inventory? Deterioration. Most of the housing stock in South Knoxville - Colonial Heights is 50 years or older, and no longer meets today's buyers' needs.

Our elderly need the option of having available to them adequate new housing that is easy to care for with minimal to no lawn work. The hallmark of South Knoxville - an old home in need of repairs with a large lawn to care for, is beyond their ability and their desire, leaving our senior citizens with the unsavory choice of making do, moving out of the area, or moving into a nursing home, and that is not right. Our working young want new homes that are turnkey, where they don't have to spend their precious time and limited carpentry skills improving them. With what little time these young people have left after working and caring for the kids, they don't want to spend it mowing a big lawn and maintaining an old home. They want to do other things with their precious time. Since South Knoxville does not have what they want our young are moving away, and they certainly are not moving in from other areas. This is not right, and I'm tired of seeing our young people leave South Knoxville because our housing does not meet their needs. Without young blood coming in to replenish us, South Knoxville will go on a downward slide and everyone's property values will be hurt.

The only way to prevent deterioration is to grow. This PR zoning is an excellent step towards encouraging growth in South Knoxville as opposed to stagnation. Whether zero lot line homes are built or condos or a combination thereof, means South Knoxville will be able to offer new housing to its people. Today, there are a large number of home buyers who do not want lawns to maintain or they want minimal, postage stamp size lawns. These buyers are our senior citizens and our working young.

So with the best interest of South Knoxville and its residents at heart, for our elderly and our young, for our economic well being, we encourage MPC to rezone this parcel of property to PR.

Sincerely,



Renee & Chris Harwell

PETITION TO RETAIN R1 ZONING IN COLONIAL VILLAGE

We, the undersigned owners of property affected by the requested zoning change to property described as:

PARCEL ID: 123KH020 14.5 ACRES DIMENSION: 440M X 1225 X IRR
 GEO CODE: -83.8890312354997: 35.9186701426592
 MAP SORT: 123K DISTRICT: 27 WARD 27

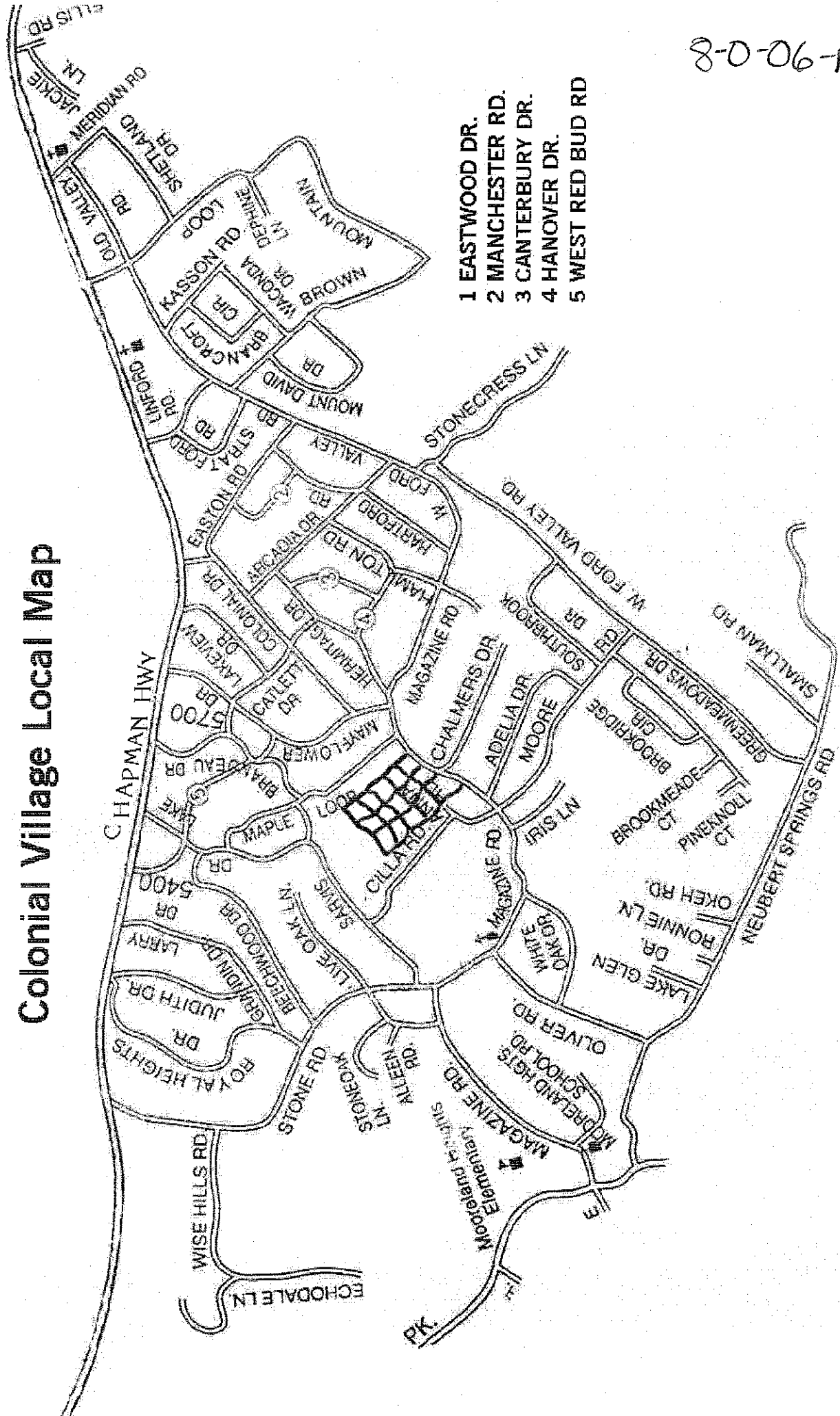
Total
647
 Signatures

do hereby **PROTEST** against any change in zoning which would zone the property to any classification other than R1 (Low Density Residential).

SIGNATURE	PRINTED NAME	ADDRESS
<i>Les Hickok</i>	LES HICKOK	5738 Cilla Rd, Knoxville, TN 37920
<i>Jenny Benson</i>	Jenny Benson	5726 Cilla Rd
<i>Blanche Cipton</i>	Blanche Cipton	5713 Cilla Rd
<i>Charles F. Cipton</i>	Charles F. Cipton	5713 Cilla Rd
<i>Stewart A. Jellett III</i>	Stewart A. Jellett III	5707 Cilla Rd
<i>Kelley K. Jellett</i>	Kelley K. Jellett	5707 Cilla Rd
<i>Virginia B. Kickman</i>	Virginia B. Kickman	5711 Cilla Rd
<i>Kenneth C. Jam</i>	Kenneth C. Jam	5737 Cilla Rd.
<i>Patti Corbitt</i>	Patti Corbitt	5816 Anna Road
<i>Ed Corbitt</i>	ED CORBITT	5816 ANNA RD 37920
<i>Katherine Oudby</i>	KATHERINE OUDBY	5812 ANNA Rd
<i>Pamela Oudby</i>	PAMALA OUDBY	5812 ANNA Rd.
<i>Michael J. Brookshier</i>	Michael J. Brookshier	5734 Cilla Rd
<i>Ricky L. Byrd</i>	Ricky L. Byrd	5723 Cilla Rd.
<i>Dawn French</i>	Dawn French	5721 Cilla Rd
<i>Julie Selph</i>	Julie Selph	311 Stone Rd 37920
<i>Ernest Lower</i>	ERNEST LOWER	5717 Cilla dr 37920
<i>Jeff Tillery</i>	Jeff Tillery	5733 Cilla dr 37920
<i>Alison Sapp</i>	Alison Sapp	5712 Cilla Rd 37920
<i>Michael Sapp</i>	Michael Sapp	5712 Cilla Rd 37920
<i>Rebecca Claxton</i>	Rebecca Claxton	5710 Cilla Rd
<i>Bryan G. Claxton</i>	Bryan G. Claxton	5710 Cilla Rd
<i>Jordan Claxton</i>	Jordan Claxton	5710 Cilla Rd
<i>Jennifer Swaney</i>	Jennifer Swaney	5700 Cilla Rd.
<i>Ben Swaney</i>	Ben Swaney	5700 Cilla Rd.

8-0-06-RZ

Colonial Village Local Map



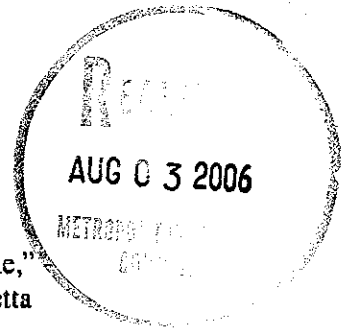
- 1 EASTWOOD DR.
- 2 MANCHESTER RD.
- 3 CANTERBURY DR.
- 4 HANOVER DR.
- 5 WEST RED BUD RD

8-0-06-RZ

To: MPC & City Council

Re: Rezoning Request Parcel ID: 123KH020, Map sort: 123K District:27 Ward:27

Geo code: -83.8890312354997: 35.9186701426542



"I did not buy a 60 year old house in this neighborhood to have condos thrust upon me," Sheena Patrick. "If condos or apartments go in, we will no longer be a village,"- Loretta Babin. "If we wanted to live in a subdivision with matching cookie-cutter houses and without trees we would have bought a home in another neighborhood,"- Jan Steffen. Statements that have loudly reverberated through this community and reflect the views of the majority of the residents in Colonial Village in objection to the proposed zoning change of this Magazine Road property. Over the years Colonial Village has welcomed new development that was compatible with the existing detached single family dwellings that established this neighborhood in 1940 and has fiercely fought against those that were incompatible like this one

Colonial Village's appeal is that it is the ONLY South Knoxville neighborhood WITHOUT condos or apartment complexes. These detached single family dwellings were built with large front, back, and side yards and a sense of community and pride of ownership. Condos or apartments lack these attributes. They are not compatible structurally nor architecturally with the existing neighborhood layout thereby destroying the neighborhood esthetics, the neighborhood integrity and disrupting and destroying the village or hamlet style atmosphere established back in the 1940's and still nurtured today. Roughly 75% of Colonial Village's population are lifelong residents, many with family members living nearby. Condos or apartments fail to foster the strong sense of community that exists in a neighborhood like Colonial Village thus making their addition an aberration.

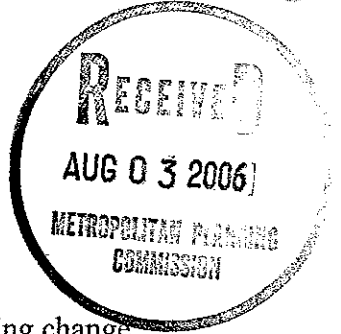
For residents, there is the major concern over the sinkholes and subterranean caves on this property that previous engineering and geological surveys have deemed unstable. Experience has proven nature knows better than engineers and developers who build over sinkholes---disrupting these natural drains and causing flooding, drainage, and erosion problems to structures and properties surrounding such development.

Before you vote, take a few minutes and drive through Colonial Village. Drive Magazine Road and the surrounding streets. Taste the atmosphere of our village. Observe the housing styles and yards. Then imagine a condo development in the heart of our neighborhood. It is the equivalent of erecting a skyscraper in Sequoyah Hills. Ask who benefits from this zoning change? The developer. Who loses? Every current and future Colonial Village resident. In considering this zoning change please remember, "The needs of the many outweigh the needs of a few." With these thoughts in mind, I urge you to deny this zoning change. Let the property remain zoned R-1.

Terry Caruthers---Lifelong Resident (48 years)/ Registered Voter
6102 Arcadia Drive 37920

Terry Lee Caruthers

8-006-RZ



August 3, 2006

To: Knoxville Planning Commissioners
Re: Proposed Zoning Change

Thank you for the opportunity to submit comments regarding the proposed zoning change from low-density 1 to master planned 1 on the 14-acre parcel bounded by Magazine, Sarvis, Cilla and Maple Loop roads in the South City sector of Knoxville. I look forward to working with the Planning Commission to ensure this project provides maximum benefit to the Colonial Village neighborhood and the city of Knoxville.

I am asking the Commission to reject the requested zoning change for the following reasons:

- 1. The envisioned increased density in sections of the parcel is incompatible with the neighborhood.** The proposed zoning change is inconsistent with the Commission's own recommendations. In its South City Sector 15-year plan, adopted by the Commission in 2002, the land use for this parcel and the surrounding area south of Chapman Highway is to remain low-density residential. Although in theory the master planned designation maintains an average per acre density that falls within the upper parameter of low-density residential, the large sink holes on the site would in practice mean that units on the site are clustered together in significantly higher density that is found elsewhere in the Colonial Village community.
- 2. The project would require infrastructure upgrades to accommodate the increased density proposed.** In particular, narrow neighborhood streets, including sections of the Dogwood Trail, would likely need to be widened to accommodate the significant increase in traffic. At the very least, traffic impacts in the area would need to be studied to ascertain improvements needed to avoid air quality impacts from idling traffic and safety concerns from increased traffic on narrow streets. The South City 15-year plan focuses transportation investments on the Chapman Highway corridor – as proposed, this project would divert scarce transportation resources to widen roads for a development project whose primary benefits accrue to a single developer. So far the city has lacked the resources to realize the goals of the existing plan, let alone supporting infrastructure improvements to benefit a single private developer in contradiction of its own plan.

I am also asking the Planning Commission staff, in close consultation with neighborhood residents, to develop design guidelines for major development projects, such as this one, in Colonial Village.

Perhaps even more troubling than the density and attendant traffic impacts, however, is the likely negative aesthetic impact of this development in Colonial Village. If the proposed project is anything like the project being built by Mr. Mollenhour just across

Chapman Highway, the result will be monotonous architecture in a largely treeless landscape – in short, an eyesore. One emerges from quaint, tree-lined neighborhoods to the strip-mall equivalent of residential development (see photos below).

The historical fabric and charm of Colonial Village lies in its architectural diversity and tree-lined shady streets. To scrape away the woods and plop a 14-acre, 70-“unit” cookie-cutter set of box-like structures in the middle of the neighborhood would be a serious blow. Imagine the Sequoyah Hills or even Island Home communities with 14-acre of boxes and no trees suddenly set in the landscape – the outrage would prevent any consideration of such a development. The Colonial Village neighborhood, with its smaller houses geared towards middle-income working families, and elderly residents who have lived here since the 1940’s, is no less historic, diverse, and tree-lined.

Based on back of the envelope calculations, Mr. Mollenhour stands to make multi-million dollar profit from this development. I would like to see that profit result from a project that the entire community can feel proud of and embrace as a positive contribution to the neighborhood. The only way I can see that happening is with guidelines that require architectural quality and diversity, as well as natural resource conservation guidelines that preserve the energy efficiency and aesthetic benefits of maintaining significant trees throughout the site.

Thank you for your consideration and I look forward to your response.
Kim Rodgers, 118 Royal Heights Dr, Knoxville, TN 37920. 865-573-8804



Example of Mr. Mollenhour development – no trees left, monotonous architecture.



Another view of Mr. Mollenhour's existing development.



View across the street from Mr. Mollenhour's current development, a jarring difference.



Another existing home across the street with naturally cooling, large old trees

8-0-06-RZ

August 3, 2006

Dear Metropolitan Planning Commissioners,

I am writing to offer my comments on the proposed rezoning request for 5902 Magazine Road from R-1 to RP-1 to accommodate 70 plus units of housing. Like the great majority of my neighbors who live in Colonial Village, I am opposed to the rezoning for many reasons including increased traffic, overburdening Mooreland Heights Elementary School, potential for increased flooding in already flood-prone areas, and the likelihood of decreasing property values – both monetarily and aesthetically. However, I'll reserve my comments to what I think are the most distressing issues – 1) the incompatibility of the density of the proposed development to the current pattern and character of Colonial Village and 2) the destruction of 14.5 contiguous acres of previously undeveloped hardwood urban forest.

Incompatibility - Pattern. My understanding is that the developer is seeking to develop the maximum number of units per acre - six - of both detached and condo-style single-family housing. I also understand from conversations with staff at MPC, that they would probably recommend three to four units (instead of six) due to the number and size of sinkholes that plague the property. I would argue that six units per acre is three to six times the current density of much of Colonial Village. As any property map will show you, the current density of CV is one to two units per acre. The likely MPC staff recommendation of three to four units per acre, while an improvement over six, would still retain a density of up to four times what is currently here. If you look at a map of Colonial Village, nowhere will you find the levels of density being proposed. Why on earth would you consider allowing this island of density in the middle of our neighborhood where it is patently incompatible? Why not respect and preserve the current pattern of density and allow the developer to build one to two houses per acre?

Incompatibility – Character. The second part to the incompatibility issue is the cookie cutter ilk of housing that the developer has proposed. I've seen another of his developments, Colonial Estates, in South Knoxville. In that development, he took seven acres of a mostly wooded lot, cut down all the trees, and is building 28 houses that look exactly alike. You won't find this architectural monoculture anywhere in Colonial Village. In our neighborhood you find architectural diversity on every street. While some similarities exist between houses, overall there is a medley of architectural style and texture. One of the most treasured aspects of our venerable neighborhood is the high density of large, old shade producing trees. Take a drive through CV and you'll see an arborist's playground. My yard has well over 30 trees in it and is the archetypal yard for Colonial Village – high yield of trees, native plants and sections of yard gone a bit wild. It's green and beautiful here. It's not a place for a cookie cutter development devoid of trees.

Urban Forest Destruction. The property at 5902 Magazine has never been developed as far as anyone knows. I've walked it. It's 14.5 acres of contiguous hardwood urban forest smack in the middle of the city. It's home to countless generations of flora and fauna. It's

an established ecosystem. It's a carbon eating, air cleaning, water sucking, critter homing, happy making oasis. It should be cherished and preserved to the greatest extent possible. The customary practice of slashing and burning every inch so that the developer gets to start construction on bare ground is patently inappropriate in this case. If development proceeds, it should be designed and carried out in a way that conserves swathes of intact forest and preserves a sustainable percentage of the hardwood growth and understory.

I appreciate your time and attention to my comments.

Sincerely, Michele McGinnis
118 Royal Heights Drive
Knoxville, TN 37920
573-8804

Maple Gardens

of Colonial Village



*Old-Style Homes and Townhomes
in Beautiful Colonial Village*

*Community Involvement
Professional Design Planning
Increased Property Values
A Compliment to Colonial Village*



Market Analysis

	Existing Homes	Proposed Homes	Increase
Size (SF)	1,402	1,650	17.67%
Price	\$100,748	\$183,150	81.79%
Price per SF	\$75.25	\$111.00	47.52%

This table represents averages of data obtained from the Knoxville Association of Realtors. The data table consists of a sample size of 33 homes sold between January 1, 2005 and August 3rd, 2006 all of which are in the immediate area of the subject property.

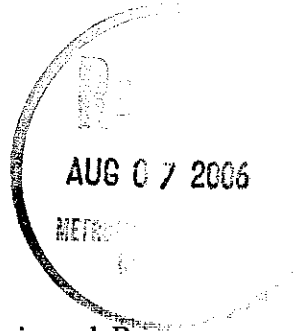
Zoning Characteristics

	Existing	Proposed
Zoning	R-1	RP-1
Units per Acre	4.94*	4.12**
Density	Low	Low
Type	Residential	Residential

*calculations based on utilizing 15% of the property for roadways and drainage easements
 **calculations based on total available acreage

August 6, 2006

(8-0-06-RZ)



Dear MPC:

It has come to our attention that you recently received a letter from Chris and Rene Harwell describing the deteriorating condition of our neighborhood in South Knoxville. Considering that she doesn't even live here I doubt the validity of their appraisal. The Colonial Village neighborhood is a quaint, small, and most wonderful neighborhood loved by its residents for its large trees, large lots, and small streets. Kids learn to ride their bicycles on our streets, and Mama's push their baby strollers around talking to friends. We exchange recipes; trade flowers and baby-sit each other's dogs and kids because we know each other.

We would like to address the issue of dilapidated housing. If you would take a look on our street, Maple Loop, you will not find evidence of this. On a personal note my husband and I have moved to 304 Maple Loop Rd. from GA. Our house was already in excellent condition when I bought it. We have recently completed an addition and made updates amounting to around \$60,000. I have a GA Real Estate License and am knowledgeable about property values. There is no way we would have spent this amount of money if the neighborhood were depreciating. I happen to own two other properties in GA and keep abreast of these kinds of situations.

Putting 60 new houses right in the middle of our most pristine neighborhood would strangle our roads, and put a damper on the heartbeat of Colonial Village. We do not want the extra traffic noise, or congestion that this sort of development would bring, changing the atmosphere of our neighborhood. We have good lives here and look forward to our future in South Knoxville. Please don't bulldoze our trees and turn this into West Knoxville.

Sincerely,

Carol Blair 304 Maple Loop

Blenn Blair 304 Maple Loop Rd

Jennys Rich 308 Maple Loop Rd.

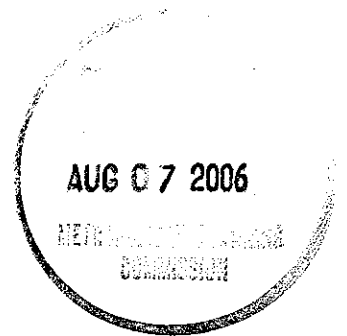
Debbie Faust 308 Maple Loop Rd.

Bamy Faust 308 Maple Loop

Alice and Gary Woody
411 Maple Loop Road
Knoxville, TN 37920

August 7, 2006

RE: Rezoning request Parcel ID 123KH020
MPC file: 8-0-06-RZ



Dear MPC:

We object to the proposed rezoning of land in our neighborhood from R-1 to RP-1 for the following reasons:

1. "Town houses" do not fit in our neighborhood. If the land is rezoned, the developer or any of his purchasers can build all "town houses," resulting in an area that looks like apartment houses in the middle of our single family homes.
2. Mr. Mollenhour, in a meeting on August 3, indicated that it would take at least four years to complete the development. Four years of clearing noise, building noise, and mud is too much. We will not be able to enjoy our outdoor spaces nor plan outdoor gatherings because we will not know when the construction noise will drive us inside. This alone will lead to a decrease in our property values.
3. The planned home OWNERS association for the proposed development means they are unlikely to integrate into our existing NEIGHBORHOOD Association. We have worked hard to develop an association of NEIGHBORS to work together and create a community. This proposed development is contrary to that philosophy.
4. The increase of traffic on Sarvis will put the children and dogs who play near and sometimes on the road at risk. That section of Sarvis actually looks like a 1950s neighborhood now, except the kids use skate boards instead of roller skates. Let them have a neighborhood in which to grow, don't turn it into a thoroughfare. By the way, we live at the corner of Maple Loop and Magazine so this point is contrary to our self interest. Nevertheless, I would like to see the children on Sarvis have an opportunity to enjoy their surroundings without additional traffic.
5. At least 50% of the absorbent ground is likely to become hard surface with runoff if this development is approved as proposed. The existing sink holes in our neighborhood flood in the spring or during any period of heavy rain. In addition to being an eyesore (We've seen Mr. Mollenhour's holding ponds in other developments) the holding ponds will be insufficient to hold the water and there will likely be more floods.

6. The plan we saw puts several houses right in existing back yards, especially on Maple Loop. Our lots are good size and we have open spaces between us. This plan (which we have been reminded repeatedly is not final -- hence our fear of too many townhouses) is not consistent with our existing spacing. Please note, this particular situation will not have any personal impact on us as the existing owner's property, which will not be developed under the plan, is a buffer between our property and the proposed development. However, it will be devastating for our neighbors.

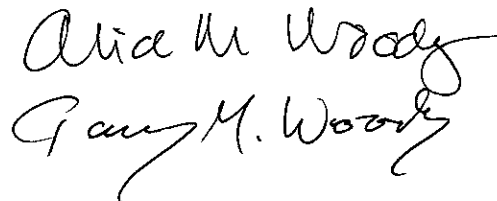
7. We have heard that the MPC will not consider the impact of a development on traffic or schools. I hope that information is incorrect. On the chance that it is not, I note that an increase of 513 vehicle trips per day, especially at morning and evening rush hours is about a 38% increase on our roads, especially Magazine Road.

8. We can not object to building within existing zoning. We do not object to Mr. Mollenhour himself. We do object to changing our neighborhood by adding "town houses." Mr. Mollenhour, who is asking for the change, should have the burden of proving the need for the change and lack of harm from the change. If the MPC will consider the entire neighborhood's objections, and also consider the vagueness of his plan, you can see that a change in zoning will harm our entire neighborhood by adding noise, traffic, more flooding, and drastically altering the character of our spaces for the houses which are immediately adjacent to the property. Adding buildings which appear to be apartment houses cheapens our property and investments.

9. We did not sign the petitions when they were circulated because we did not have enough information to support or oppose the development. After attending the meeting Mr. Mollenhour had on Aug. 3., we are now certain that his proposed development which includes multifamily dwellings will be detrimental to our neighborhood and to our personal and financial investment in the neighborhood.

Please reject the request for rezoning.

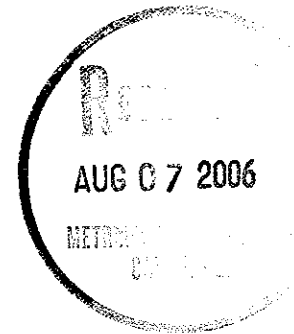
Sincerely,

The image shows two handwritten signatures in black ink. The top signature is "Alice M. Woody" and the bottom signature is "Gary M. Woody". Both are written in a cursive, flowing style.

Alice M. and Gary M. Woody
411 Maple Loop Road

Joseph S. Harrison
102 W. Lake Forest Drive
Knoxville, TN 37920-5852

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



RE: 8-0-06-RZ – Mollenhour Investment Group, Co

Gentlemen,

I have read the rezoning request as published on your web site. I find that there are four letters concerning the rezoning request. The letters are three to four in opposition to the rezoning. The letter from Mr. & Mrs Harwell makes a number of cogent arguments in favor of the zoning change. The third paragraph has the statement "whether it be a business, or an area, such as Colonial Heights and South Knoxville either grows or it deteriorates, but is does not remain unchanged.", I would like to expand on that statement and add *regenerate* to the options available to a community of older houses.

First, some people like older houses, otherwise why would IV programs such as "This Old House" be popular? Many people want trees in their yard that are tall enough to provide shade even if it means raking leaves in the fall. People will buy an older house and fix/repair; some will restore the house to near new condition to have a home rather than just a place to store their "stuff".

Data to support this supposition can be had from the city tax records and other sources. During the formation of the Colonial Village Neighborhood Association the founding members were provided a CD-ROM that contained the mailing addresses of people in the proposed area for the Association membership along with other data. A year or so later and I realized that from the extra data it contained I could construct a number of "views" of the association's possible membership. One of those data sets is the sale of existing houses in the area as given by the "last sale date" on the disk. The initial sale being from the developer to the first owner.

If you will examine the page included with this letter titled – "House Transfers from 2002 GIS Data" you will notice that from the 1950s to 2001, the number of houses transferring ownership had increased each year. Half the original population of the Colonial village area was replaced with new owners from 1988 to 2001. Presuming that the sales are from an owner who is taking one of the options noted in the Harwell letter "making do, moving out of the area etc.", existing homes are being purchased by new owners. More recent data support that assertion – see page "Colonial Village House Sales Jan 2005 to July 2006. This data is the most current and shows a lively market for houses that according to the Harwell letter are deteriorating.

A number of people in the neighborhood have bought an old house in need of repairs and spent time restoring and upgrading it to modern standards. I did, expecting that in the future the home I have cared for can be passed to another individual who likes a well built home with character and a history.

Thank you,

A handwritten signature in cursive script that reads "Joseph S. Harrison".

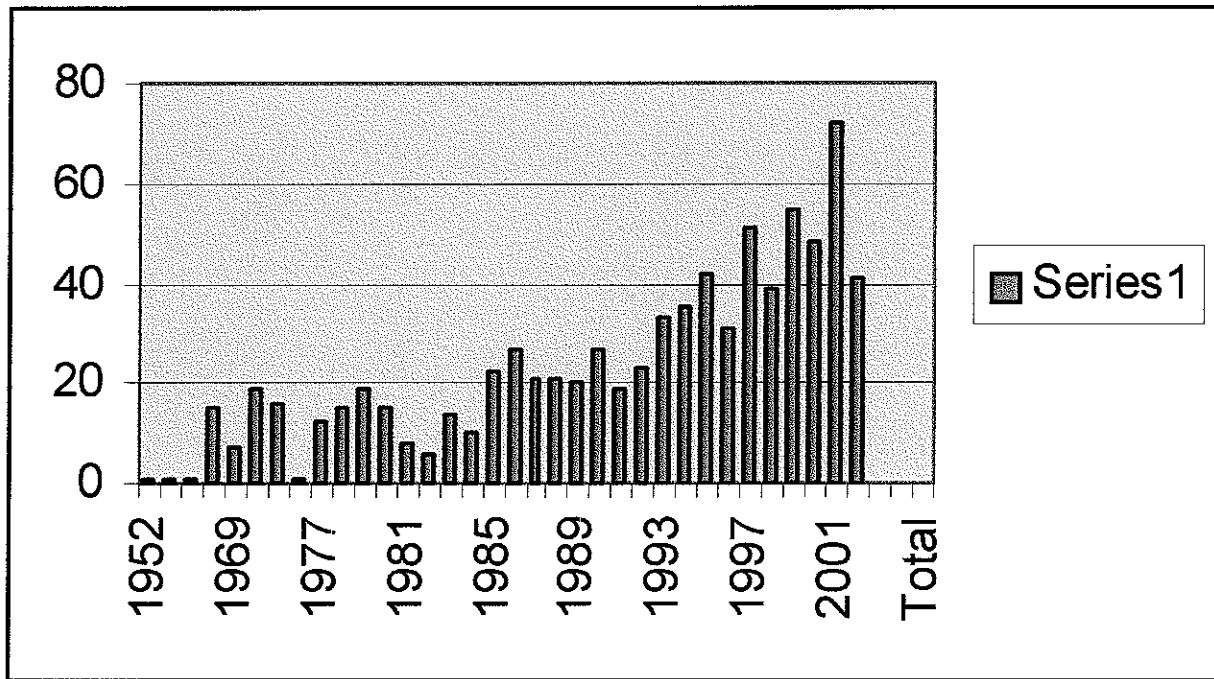
Joseph S. Harrison

Enclosures(2)

House Transfer from 2002 GIS Data

Sales of houses in Colonial Village from 1952 to 2002 using the "Date Purchased" field of the GIS data are shown below. We have no "Date Built" data, but the data suggests that Colonial Village is not a static village.

Chart of Houses Sold in Colonial Village by Year



The chart above shows the number of houses purchased in Colonial Village from 1952 through 2002. The total number of transfers is 787. The total number of houses (see below) are 1051, ***over half of the current residents*** purchased their house in the last 15 years (from 1988)

There are 873 houses owned by their occupant.

There are 178 houses owned by persons other than the occupant.

There are 60 lots defined as "unused land".

The remainder of the GIS data is miscellaneous land use;

- Agriculture
- Auto Parking
- Business
- Cemetery
- Church
- Educational
- Professional
- Etc.

Counts by Year

1952	1
1966	1
1967	1
1968	1
1969	15
1970	7
1971	19
1976	16
1977	1
1978	12
1979	15
1980	19
1981	15
1982	8
1983	6
1984	14
1985	10
1986	22
1987	27
1988	21
1989	21
1990	20
1991	27
1992	19
1993	23
1994	33
1995	35
1996	42
1997	31
1998	51
1999	39
2000	55
2001	48
2002	72

Colonial Village House Sales
Jan 2005 to July 2006

3/27/06	\$157,900	404	Alleen	37920-5002	Brian Steinbach
4/12/05	\$73,486	5722	Cilla Rd	37920-5004	Federal National Mor
4/5/05	\$89,650	303	Liveoak	37920-5009	Kelly Drinka
7/21/05	\$124,900	321	Liveoak	37920-5009	Hugh Lunsford
10/7/05	\$84,000	340	Liveoak	37920-5010	Jerry Davis
11/8/05	\$50,000	304	Liveoak	37920-5010	Jack Campbell
7/15/05	\$85,000	504	Stone Rd	37920-5022	Sean Kennedy
10/7/05	\$101,900	5412	Stoneoak	37920-5026	Steven Poarch
12/22/05	\$108,000	309	Echodale	37920-5043	Jackson Witherspoon
4/22/05	\$55,000	115	Judith	37920-5047	Jeffrey Montgomery
4/4/05	\$123,000	125	Royal Heights Dr	37920-5053	Jason Norris
1/31/06	\$97,000	127	Royal Heights Dr	37920-5053	James Martin
8/19/05	\$128,000	225	Sarvis	37920-5055	Timothy Smith
6/15/06	\$130,000	341	Sarvis	37920-5057	R Alexander
5/8/06	\$65,000	210	Sarvis	37920-5065	David Tallent
5/16/06	\$90,000	210	Sarvis	37920-5065	Daybyrd Properties L
6/16/06	\$120,000	210	Sarvis	37920-5065	Charles Ward
3/22/05	\$84,000	340	Sarvis	37920-5067	Brent Lane
7/5/05	\$87,150	328	Sarvis	37920-5067	Todd Long
7/20/05	\$95,000	336	Sarvis	37920-5067	Shirley Filthaut
9/8/05	\$125,900	121	Stone Rd	37920-5076	Kenneth Rains
6/2/05	\$113,000	312	Stone Rd	37920-5079	Howard Jenkins
2/21/06	\$45,352	5504	Chapman	37920-5175	Wilda Greene
5/31/05	\$80,605	805	Lake Glen Ln	37920-5707	Gary Womble
3/30/05	\$94,900	5411	Neubert Springs Rd	37920-5709	Michael Parton
3/8/05	\$40,000	5817	Neubert Springs Rd	37920-5717	Fidah Ziadeh
5/31/05	\$66,500	733	Brookridge Cir	37920-5726	Emily Pierce
2/2/05	\$76,500	5909	Iris Ln	37920-5734	Joseph Keith
3/20/06	\$92,000	5320	Magazine Rd	37920-5739	Thomas Elliott
2/22/05	\$95,000	5905	Adelia	37920-5801	Joseph Boughey
4/11/05	\$89,500	5904	Adelia	37920-5802	Ashley Hood
8/17/05	\$97,500	5910	Adelia	37920-5802	Sarah Beckett
1/4/05	\$76,500	5902	Chalmers	37920-5810	Philip Plemons
12/28/05	\$115,000	6010	Chalmers	37920-5812	Damon Pierce
1/7/05	\$35,600	609	Southbrook Dr	37920-5819	Robert Bailey
3/6/06	\$75,900	628	Southbrook Dr	37920-5820	Deborah Moore
5/4/05	\$94,000	106	Brandau	37920-5822	Robert Mahs
8/8/05	\$68,500	303	Catlett	37920-5833	Mark Mcfarland
6/7/05	\$82,900	403	Hamilton	37920-5847	Jamie Mays
3/2/05	\$74,000	117	Lake View Dr	37920-5853	Deutsche Bank Natl T
12/2/05	\$80,800	117	Lake View Dr	37920-5853	Robert Howard
2/8/06	\$5,850	108	Lake View Dr	37920-5854	James Suppus
10/7/05	\$82,901	6063	Magazine	37920-5859	David Tallent
6/16/06	\$97,900	6103	Magazine	37920-5861	Amy Fisher
4/26/05	\$107,500	208	Maple Loop Rd	37920-5864	Douglas Kneller
5/3/06	\$114,900	400	Maple Loop Rd	37920-5868	Harry Swartzwelder
11/17/05	\$94,500	102	Mayflower Dr	37920-5870	Steve Jenkins
2/24/05	\$113,200	311	Mayflower Rd	37920-5873	Stephanie Lee
2/3/05	\$48,150	304	Mayflower Rd	37920-5874	Mary Davis
6/7/05	\$108,000	316	Mayflower Rd	37920-5874	Phillip Walker
11/8/05	\$80,000	300	Mayflower Dr	37920-5874	David Tallent

Colonial Village House Sales
Jan 2005 to July 2006

6/8/06	\$144,000	300	Mayflower Dr	37920-5874	Joann Burris
3/30/05	\$85,000	6100	Magazine	37920-5883	James Amberg
7/6/05	\$157,000	402	Lakewood	37920-5919	Charles Nichols
10/4/05	\$135,000	5703	Chapman	37920-5926	Steven Rhea
10/12/05	\$146,500	5707	Chapman	37920-5926	Leeroy Smith
5/9/05	\$75,500	6203	Neubert Springs Rd	37920-6232	Vanessa Henry
6/26/06	\$150,000	506	Brown Mountain Loop	37920-6408	Ernest Mcfall
3/16/06	\$40,000	711	Brown Mountain Loop	37920-6411	Wayne Chambers
5/26/05	\$114,900	205	Linford	37920-6421	David Thomas
7/15/05	\$99,500	213	Linford	37920-6421	Kyle Westrup
10/24/05	\$84,500	303	Canterbury Dr	37920-6429	David Netherton
10/12/05	\$83,000	306	Canterbury Dr	37920-6430	Ryan Henley
4/29/05	\$93,900	6103	Easton	37920-6433	Christin Hofmann
3/28/05	\$89,000	6118	Easton	37920-6434	Cynthia Holcomb
5/31/05	\$90,000	6100	Easton	37920-6434	Kathleen Mcdonaid
6/14/06	\$109,900	218	Hartford	37920-6446	Robert Benson
8/12/05	\$101,025	303	Hartford	37920-6447	Marjorie Lawler
10/25/05	\$83,600	6106	Manchester Rd	37920-6454	Brad Mccarter
6/9/06	\$55,000	6104	Manchester Rd	37920-6454	Ut Fcu
12/29/05	\$57,500	6528	Jackie	37920-6541	Deutsche Bank Natl T
2/24/06	\$45,500	6528	Jackie	37920-6541	Jim Hansard

Regarding Chris and Renee Harwell's Letter in favor of Rezoning 5902 Magazine Road:
Please be aware of the following .

1. They do not reside in the Colonial Village neighborhood ("Colonial Heights" as they term it.
2. They are absentee property owners in the neighborhood who stand to profit on the development of their Oliver Road property should the Magazine Road request be approved.
3. There has been minimal new home development in this neighborhood because little developable property remains. Undeveloped property like theirs on Oliver, this on Magazine Road, and a few others have never been developed because of drainage problems, sinkholes, instability, floodplanes, subterranean caves, etc
4. These 50 and 60 year old homes are not deteriorating nor in disrepair. There may be a small number of houses that could be classified in these categories but they represent well less than 1% of the properties in this neighborhood. Colonial Village homes, for the most part, are well kept. The majority have had improvements, renovations, remodeling, and/or additions.
5. These older homes in Colonial Village sell quickly. They have neighborhood appeal. Because they are older homes they are well-built and of better quality than the majority of the houses that have been built and placed on the market since the 1970's. They also have the appeal of having yards that permit homeowners to have outside personal space. Property sales in Colonial Village have shown a steady increase over the years whether it be to residents new to the community, longtime residents changing residences, or family members of these residents locating nearby.
6. Lawncare and home repairs vary from those done by the individual homeowner to that done by a family member, a neighbor, or a lawncare or home repair professional.
7. South Knoxville's young people are not fleeing the community because of the housing market but rather due to life changes such as schooling, marriage, or career commitments. Many later return to buy homes in South Knoxville, specifically Colonial Village.
8. Colonial Village residents are culturally and racially diverse but possess a sense of community. They range in age from birth to their late 90's. There are those residents that initially established this neighborhood, their adult children of that have either bought their parents' home or bought a house nearby, the young marrieds, the college students, the residents new to the city of Knoxville, the families with young children, the retirees, etc. that choose to live here in Colonial Village because of what this neighborhood offers .

The bottom line is that Colonial Village is not the dying or deteriorating neighborhood that the Harwells portray in their support of the rezoning. And if they actually lived here they would realize that their rezoning arguments are without credence.


Terry Caruthers
6102 Arcadia Drive 37920