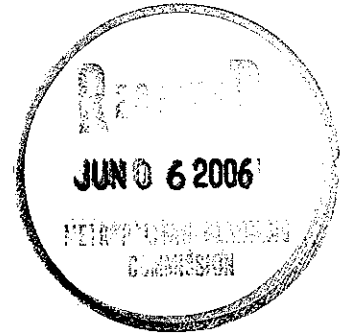


June 5, 2006

Mr. Ken Pruitt
Metropolitan Planning Commission
Suite 403, City County Building
400 Main Avenue
Knoxville, Tn 37902



RE: Bearden Land Company
File #s 6J06RZ / 6C06SP

Mr. Pruitt:

Representatives from Belmont West Association recently met with associates from Southern Commercial, LLC land developers, Andy Hillmer and Tom Schaffler, Jr., regarding their application for rezoning the above captioned property located near our residential subdivision on Cedar Bluff Road.

It was outlined by Andy and Tom that they currently have plans to place a Saxby's Coffee Shop at that location which will necessitate rezoning the property to a C-1 Neighborhood Commercial District use. We outlined we would not oppose the addition of their proposed shop to our area. However, we did outline concerns we might have would center on any future different use of the location in the event of the need to transition the use of the proposed building for some other use which might be allowable under the "USES PERMITTED" section of C-1 Neighborhood Commercial District.

We noted the referenced property is within close proximity to Cedar Bluff Elementary and Knox Catholic High Schools, an already reasonably congested area, and any uses of the property that might negatively impact young minds would be objectionable to the Belmont West residents i.e. tobacco shop; vanity goods shop; gasoline service station/ convenience store; speciality shop dealing in men's or women's wearing apparel (interpreted as adult oriented or entertainment shop).

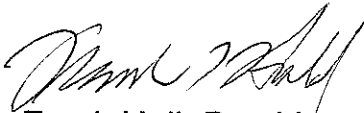
We further reminded Andy and Tom of the propensity for flooding in this area. Accordingly, we asked that any development of the property consider that issue and not

further exacerbate any flooding or restriction of water run off in the area.

We have been assured by Andy and Tom, representatives of Southern Commercial, LLC land developers, that they are willing to place deed restrictions on the property to address these issues. Accordingly, and assuming this is accomplished, we will raise no objections to the development of the property as presented.

You may feel free to add this information to your file.

Sincerely,



Frank Hall, President
Belmont West Association
600 Chateaugay Rd
Knoxville, Tn 37923
865.690.3876

cc: Andy Hillmer (via email)