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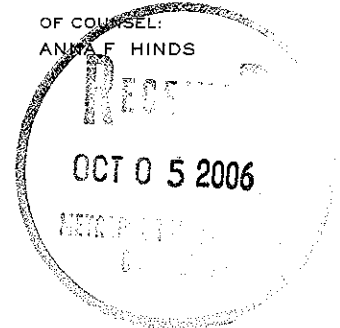
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October 5, 2006

CHADWICK B. TINDELL
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OF COUNSEL:
ANNA F. HINDS



Via Hand Delivery

Mr. Ken Pruitt, Assistant Manager
Knoxville - Knox County Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902

Re: MPC # 10-P-06-RZ & 10-B-06-SP
Catherine Pipkin Property

Dear Mr. Pruitt:

My wife and I are residents of Tan Rara Oeste subdivision, which is near the proposed development referenced above. Like most homeowners, our house is our largest single investment. Our house is our home. We work hard to maintain and improve it.

Tan Rara is a terrific subdivision, with great families and homes. Our homeowner's association is dedicated to making our neighborhood better, with security patrols, landscaping and covenant enforcement. Tan Rara is more than a collection of houses.

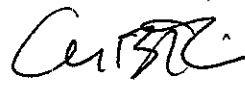
In recent months, we have seen nice developments near Tan Rara on or just off Fox Road. Mike Stevens has a nice development with Weatherstone. Scott Smith and Testerman are building nice, single family homes in the new Fox Run. On George Williams Road, just around the corner, the Woods at West Valley and a new Saddlebrook development are up and going.

However, the apartment development proposed for the Catherine Pipkin property is completely out of character for this area. It is also contrary to MPC's own Southwest Sector Plan, which calls for only low density development. Such a medium/high density development would also create safety issues with two to three hundred new cars (based on 170 apartment units) on Fox Road, trying to enter and exit onto Fox Road and ultimately onto a heavily congested Kingston Pike. Traffic entering Kingston Pike from Fox Road must also enter without benefit of a traffic light or divert onto Capital Drive which is not designed to handle that much traffic off Fox Road.

My wife and I respectfully ask that MPC recommend denial of the apartment developers rezoning request. Thank you for your time.

Sincerely,

STONE & HINDS, P. C.

By 
Chadwick B. Tindell

CBT:mrr

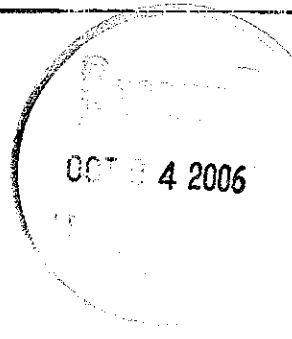
Council of West Knox County Homeowners, Inc.

Representing over 75 homeowner associations with 17,500 homeowners since 1972
c/o 10044 Tan Rara Drive • Knoxville TN • 37922-4139

- Andover Court
- Arbor Creek
- Ashley Oaks
- Augusta Hills
- Autumn Ridge
- Beimont West
- Benington
- Bexhill
- Bluff Point
- Bunker Hill
- Cambridge Woods
- Carrollwood
- Cedar Grove
- Charles Town Lnd
- Chestnut Grove
- Choto Estates
- Colonies
- Crest Haven
- Crestline
- Crestwood Hills
- Dunbarton Oaks
- Dutchtown Harbor
- Eagle Glen
- Echo Valley
- Edgewater
- Farrington
- Farrington
- Forest Mill
- Foxboro
- Foxfire
- Gettysvue
- Graywood Cluste
- Gulf Park Civic
- Gulfwood
- Harta Ridge
- Heritage Woods
- Highgate
- Hunting Ridge
- Karns Community
- Kensington I
- Kincer Farms
- Kingston Woods
- Lakeridge
- Lakewood Community
- Lennox Place
- Lovell Hills
- Lovell Road
- Lovell Woods
- Lyons Crossing HOA
- Lyons Crossing NP
- Madison Ridge
- Morgan Place
- New Kensington
- Northshore Hills
- Northshore Landl y
- Plantation Spring
- Rudder Lane
- Seven Oaks East
- Sevenoaks West
- Sherman Oaks
- Stables View
- Suburban Hills
- Tan Rara Oeste
- Tierra Verde
- Toolles Bend
- Trails End
- Twin Springs
- View Harbour
- Villas at Lyons Cross
- Waterford
- Westhampton
- Westbrooke
- Westland - West
- Westshore
- Wheaton Place
- Windermere
- Wrights Ferry

October 4, 2006

Mr. Ken Pruitt
Assistant Manager, Rezoning
Metropolitan Planning Commission
Suite 403 City / County Building
400 Main Street
Knoxville, TN 37902



RE: 10-P-06-RZ & 10-B-06-SP Catherine Pipkin

Dear Mr. Pruitt:

The Council of West Knox County Homeowners, Inc. passed a unanimous resolution requesting the MPC deny the request by the applicant for medium density residential. The Council is also opposed to a density of twelve (12) dwelling units per acre for this tract of land on Pipkin Lane.

The adjoining residential developments have complied with the Southwest Sector Plan and are all classified as low density residential. These developments also have a density of 1 to 3 dwelling units per acre.

Therefore, we ask that you recommend to the MPC Commissioners that this tract be rezoned to low density residential and request the density be set at no more than 3 dwelling units per acre.

Regards,

John R. Schoonmaker
President

President	John Schoonmaker	675 - 6625	Board Members (in addillon to officers):	
Vice President	Sue Mauer	690 - 0269	Linda Gildner	675 - 5341
Secretary	Chuck Fleischer	769 - 1356	Edward Langston	539 - 1796
Treasurer	Jacki Cash	671 - 6797	Debra VanMeter	690 - 1414
Parliamentarian	Don Caldwell	693 - 2216	John Von Welsenstein	690 - 3944

Daryl R. Armentrout, P.E.
704 El Monte Circle
Knoxville, Tennessee 37922



October 3, 2006

Mr. Ken Pruitt, Assistant Manager
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, Tennessee 37902

Reference: **MPC # 10-P-06-RZ & 10-B-06-SP Catherine Pipkin Property**

Dear Mr. Pruitt:

I am writing in reference to an out-of-state developer that has filed a rezoning application with the Metropolitan Planning Commission (MPC) to develop the 14 acres at the end of Pipkin Lane. He is requesting approval for 6 multi-story apartment buildings with about 170 apt. units. The application for development asks for rezoning from low density residential to medium density residential; this action would be contrary to the Southwest Sector Plan, which states this area is designated for low density residential.

To preserve the integrity of residential properties in this area and to be consistent with the Southwest Sector Plan, I am asking that **MPC recommend to the MPC Commissioners that this request be denied.**

I appreciate your sincere consideration of this request.

Sincerely,

A handwritten signature in cursive script that reads "Daryl R. Armentrout".

Daryl R. Armentrout, Ph.D., P.E.

DAVID B. COX, CPA
10204 Tan Rara Drive
Knoxville, Tennessee 37922

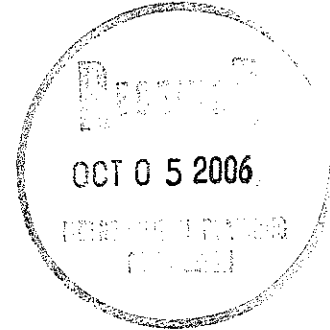
Tel: (865) 671-3331
Fax: (865) 671-3334

Date: October 5, 2006

To: Ken Pruitt, Assistant Manager

Fax #: 215-0168

From: David B. Cox



PLEASE DELIVER IMMEDIATELY.

2 Pages, including this one.

MPC # 10-P-06-RZ & 10-B-06-SP Pipkin Property

Dear Mr. Pruitt:

We strongly oppose the requested approval for 6 multi-story apartment buildings with a total of 170 apartments

This proposed development is inconsistent with the surrounding neighborhoods of privately-owned homes. It is also inconsistent with the commercial structures in this area. There is no logical justification for such a dramatic alteration of the neighborhood.

Apartment buildings, by definition, attract a transient population with all the attendant problems this presents. This is completely different in character from a community of privately owned homes with semi-permanent residents.

I have seen neighborhoods in other areas ruined by high-rise buildings. At best, they destroy the privacy and the skyline normally enjoyed by surrounding single-family homes. At worst, they can be a total eyesore.

The requested apartment buildings would also create an immediate and potentially dangerous traffic problem. There is a downhill curve on Fox Road, and cars have picked up considerable momentum by the time they reach this point of entry onto Fox Road. A substantially increased population using this entry point could convert a situation which now works reasonably well into a dangerous trap for older or unwary drivers. Fox Road was not (and is not) designed for high-density traffic.

We urgently request that you not allow this significant alteration in the character and structure of our neighborhood

Sincerely yours,

A handwritten signature in cursive script that reads 'David and Jenny Cox'.

David and Jenny Cox