

**From:** "Jeff Beckett" <JBeckett@cannon-cannon.com>  
**To:** <kelley.schlitz@knoxmpc.org>  
**Date:** 4/19/2007 6:02:26 PM  
**Subject:** The Livery at Harvey Road

Kelley,

The attached concept plan is for the rezoning of The Livery at Harvey Road to 3 units/ac. The goal of the concept plan is to match the lot dimensions and density of the adjacent subdivisions. On the northern side and in the center of the proposed development, the density is higher which matches the development to the north. Along the eastern and southern boundaries, the lots are estate size and lower density which is similar to Mallard Bay and The Woods at Montgomery Cove. Hopefully, this can reduce any opposition to the development and we may meet public approval.

If you have any questions, feel free to give me a call or reply by email.

Thank you for your help.

Jeff Beckett, P.E.  
jbeckett@cannon-cannon.com

**From:** <brassone@charter.net>  
**To:** <kelley.schlitz@knoxmpc.org>  
**Date:** 5/1/2007 10:53:56 AM  
**Subject:** 5-5-07-RZ The Livery

Eric Hamby  
1244 Arborbrooke Drive  
Knoxville, TN 37922  
865-809-8222

Kelley,

I wanted express my concern in writing to MPC on the zoning change for the property adjacent to ours. The Livery--#5-5-07-RZ. The property recently was approved for a zoning change to 2 units per acre--which was appropriate due to The Woods at Montgomery Cove and Mallard Bay having similar zoning. Recently we have seen the action before you requesting 3 units per acre which we are opposed to--feeling that there should be a "like" development backing up to us. From talking to Jeff at Cannon and Cannon and yourself we feel that the developer's current plan calling for lots backing up to The Woods at Montgomery Cove and Mallard Bay to match the zoning in those neighborhoods--and that the higher zoning only be bordering the subdivision that is 3 units per acre--is acceptable to us. However the problem lies in that the zoning cannot be tied to the concept plan. This being the case if the developer abandoned the project or decided to change the plans--there is nothing keeping them from going to 3 per acre on the whole project. We would like to see the zoning contingent to the concept plan and the zoning not be approved until the final plat is approved—tying the plan to the property.

A second option is to divide the property into two to three parcels for zoning purposes. This would assure that the plan would have to follow the zoning—this could be the simplest answer that would protect everyone's interests.

Sincerely,

Eric Hamby