

Friday, May 04, 2007

Tom Brechko
Knox County Metropolitan Planning Commission
400 Main Street, 4th Floor
Knoxville, TN 37902

5-I-07-RZ

RE: Zoning, Prater Farm, Northshore Dr.

Dear Mr. Brechko,

I have spoken with several homeowners in Montgomery Cove who have expressed concern and interest in the rezoning of the Prater property on Northshore Drive.

and

It is my understanding MPC is recommending Planned Residential zoning with a density of 3 units per acre. As a compromise to the residents of Montgomery Cove, I am willing to accept a density of 2.5 units per acre with the understanding that the 2.5 units per acre will be acceptable to the residents of Montgomery Cove. If the 2.5 units per acre is not acceptable to the residents of Montgomery Cove, I will respectfully move forward with MPC's recommendation.

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to

Thank you for your time and attention to this matter.

Sincerely,

Scott W. Davis
Eagle Bend Development

May 7, 2007

Mr. Mark Donaldson, Executive Director
Mr. Ken Pruitt, Assistant Manager
Mr. Tom Brechko, Subdivision & Development Plan Review
Knoxville – Knox County Metropolitan Planning Commission
Suite 403, City/County Building
400 Main Street
Knoxville, TN 37902

Dear Sirs:

We are writing to you on behalf of the residents of Montgomery Cove, a Metropolitan Planning Commission "Award of Excellence" community winner, in regards to the proposed rezoning of agricultural property (formerly Prater farm) which abuts Montgomery Cove. It is our understanding that the property has been purchased by Mr. Scott Davis, president of Eagle Bend Development and Mr. Davis will be appearing before the MPC at a hearing on May 10, 2007, to request a rezoning of the property from Agricultural to Planned Residential.

Mr. Davis has shared with the residents of Montgomery Cove the fax he sent to Mr. Brechko on May 4, 2007 (attached), in which he communicated his agreement to limit the development of homes within the new proposed subdivision at the former Prater Farm to a zoning density of 2.5 units per acre. We were very pleased to hear of Mr. Davis' agreement to this zoning density and feel this type of development plan for the area closely replicates the other subdivisions in the Northshore Drive – Choto area.

We respectfully request that the MPC and Mr. Davis consider the following stipulations when moving forward with the development of the Prater farm property:

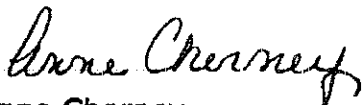
1. Limit housing density to 2.5 units per developable acre
2. Construction only of single family, detached homes
3. Preservation of greenbelt or riparian areas within the Prater property to the greatest extent possible (See MPC's Knoxville - Knox County Tree Conservation and Planting Plan draft report March 2007 - http://archive.knoxmpc.org/plans/knoxtree/treeplan_draft.pdf)
4. Adoption of covenants and/or restrictions by the new subdivision similar to those of Montgomery Cove (Copy attached)

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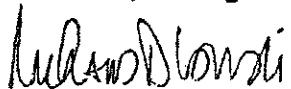
Representatives of Montgomery Cove will be in attendance at the MPC hearing on May 10th and will be happy to discuss these requests in greater detail with any member of the MPC and Mr. Davis.

Thank you for your consideration of our requests.

Sincerely,



Anne Cherney
President, Montgomery Cove Home Owners Association



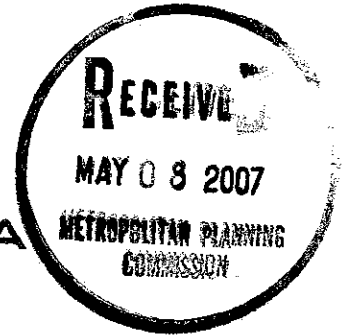
Richard Consoli
Board member, Montgomery Cove Home Owners Association

Cc: Mr. Scott W. Davis, President, Eagle Bend

Alcoa Inc.
Rigid Packaging Division
2300 North Wright Road
Alcoa, TN 37701



ALCOA



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Facsimile Transmission Cover Sheet

Date: 5/8/07

To: Ken Pruitt - MPC

Fax Number: 215 - 2068

From: Beth Schmitt / c/o Montgomery Cove HOA

Re: PRATER FARM REZONING - Topic for Thurs MPC Agenda

- Attached pls see letter - if you could forward to commissioners I would appreciate!

Pls. note "covenants" referenced as attachment are not attached to this fax... I can provide as needed. THANK YOU!

This transmission contains 4 pages including this cover sheet. If you experience difficulty in receiving this fax, please contact: Gina Wyan at (865) 977-2402.

Beth Schmitt
603-1877