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Metropolitan Planning Commission

Suite 403, City-County Building
400 Main Avenue
Knoxville, TN 37902

Re: Agenda Item # 41 – W & L Properties, LLC
Use on Review

Dear Commissioners:

The above application will be before you on Thursday. It is an application for a Use on Review for a Weigels Convenience Store at Lovell Road between Yarnell Road and Centerpoint Blvd. The Weigels' store will be located on a portion of a lot the applicant purchased from the Knox County Development Corporation in the Centerpoint Business Park. The remainder of the lot adjacent to Centerpoint Blvd. will be developed for another use.

Because this property is located in the Technology Overlay Zone the Tennessee Technology Corridor Development Authority has jurisdiction over its development and because it is located in Knox County Development Business Park, the Development Corporation has design review.

It is subject to three reviews.

The first of those was by the Tennessee Technology Corridor Development Authority which occurred on Monday. That review was favorable.

Next week it will go before the Knox County Development Corporation for design review approval. Discussions have been ongoing with the Development Corporation Staff about the design.

It is before you for Use on Review approval on Thursday.

The applicant is in agreement with the Staff Recommendation however it would ask for a minor change on one of the eleven conditions. That is condition five which states as follows: "Construction of the sidewalk along Centerpoint Bv. as shown on the site prior to obtaining an occupancy permit."

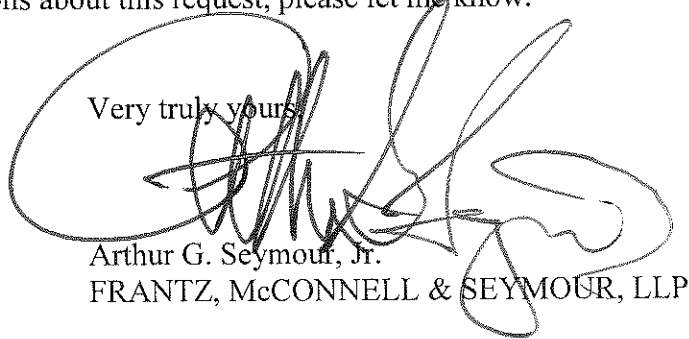
The applicant would request that that this condition be revised to require construction of the sidewalk along Centerpoint Blvd. at the time phase two or the remainder of the site is developed.

Weigels will only be using a portion of the site and there is a little over an acre that will be used for another commercial enterprise. The occupant of that portion of the site has not been identified but when it is we would request that the sidewalk be built at that time. The reason for this request is as follows: if the sidewalk is built now, later during the construction of phase two construction equipment will by and large probably destroy the sidewalk causing the applicant to have to build the sidewalk twice.

The developer of phase two of this site will have to go through the same process that Weigels is going through now, that is three reviews, so it will be easy to enforce that condition.

If you have any questions about this request, please let me know.

Very truly yours,

A large, stylized handwritten signature in black ink, appearing to read 'AGS', is written over the text 'Very truly yours,' and the name 'Arthur G. Seymour, Jr.'.

Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:alh

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