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Date: 12/8/2010 1:11:13 PM
Subject: MPC item #17

MPC Commissioner,

I would like to first thank you for taking the time to consider this matter which will be on the Dec. 9th MPC agenda. I will have two items on the Agenda tomorrow, which MPC staff is recommending Approval. They are item #17, listed as 12-SC-10-C and 12-A-10-UR. However, there is a variance request we are asking for, which Knoxville City Engineering is recommending to be denied. In laymans terms, Knoxville City Engineering requires, in my situation, that the proposed road intersection maintain a 25' radius at the property corner. In order to meet all other requirements, the road must be located as it is proposed. In order to maintain a 25' radius at the property corner, we would have to purchase a very small portion of the adjoining property (79 s.f. to be exact, see attached drawing). The major problem with that, is that the adjoining property has a mortgage on it, and the mortgagor would have to agree to release that portion of the mortgagees property. This is not likely, and would cause time delays which would cause us to abandon this proposed development.

Please know that the actual road itself will have a 25' radius as required. We are only requesting the variance for the actual property corner. For all practical purposes, after the proposed road is built, the road itself would function according to the radius requirements. It is my understanding the City's concern is, if they ever bring a sidewalk down Francis Road, they would not have enough room to tie this future Francis Road sidewalk to the new proposed sidewalk which I will be installing within the proposed development. To improve the existing intersection, I have already agreed, per MPC's recommendation, to build the neighboring house a new driveway which would enter from the back of their property from our new proposed road. This will eliminate any congestion, or other problems.

I would like to emphasize that we do have a 50' R.O.W., and are operating within this 50' R.O.W. Also, if Francis Road is ever widened, and the City does decide to extend a Francis Road sidewalk to tie into my proposed sidewalk, my engineer believes they would have to condemn property to successfully accomplish this. That would just simply not make sense.

David Harbin, my engineer with Batson, Himes, Norvell and Poe, has had this same variance request approved many times over many years. This is not an unusual request. I am asking that you would please consider approving this

variance request. If this variance is not approved at the Dec 9th MPC meeting, I will not be able to proceed with this proposed development. I have personally given Brenda Palmer, City Council Representative for this district, a tour of this proposed development, as well as showed her our similar successful development down the street. She is hopeful that this development will be approved, and thinks it will be an asset to this area. As of Wednesday, Dec 8th, Mrs. Palmer is not aware of any opposition to this proposed development. The house currently located on this subject property is dilapidated, and this proposed development would improve the current situation.

The current Economic Climate has been challenging for us all, myself included. However, we have been blessed to have experienced some degree of success at The Village at Chesterfield, not far down the street. Our intentions are to build a similar community here on Francis Road. This would provide much needed work for our company, suppliers, subcontractors, engineers and many others if this variance is approved.

Thank you for your consideration in this matter.

Sincerely,

Ron W. Worley, Jr.

Ron W. Worley, Jr., President

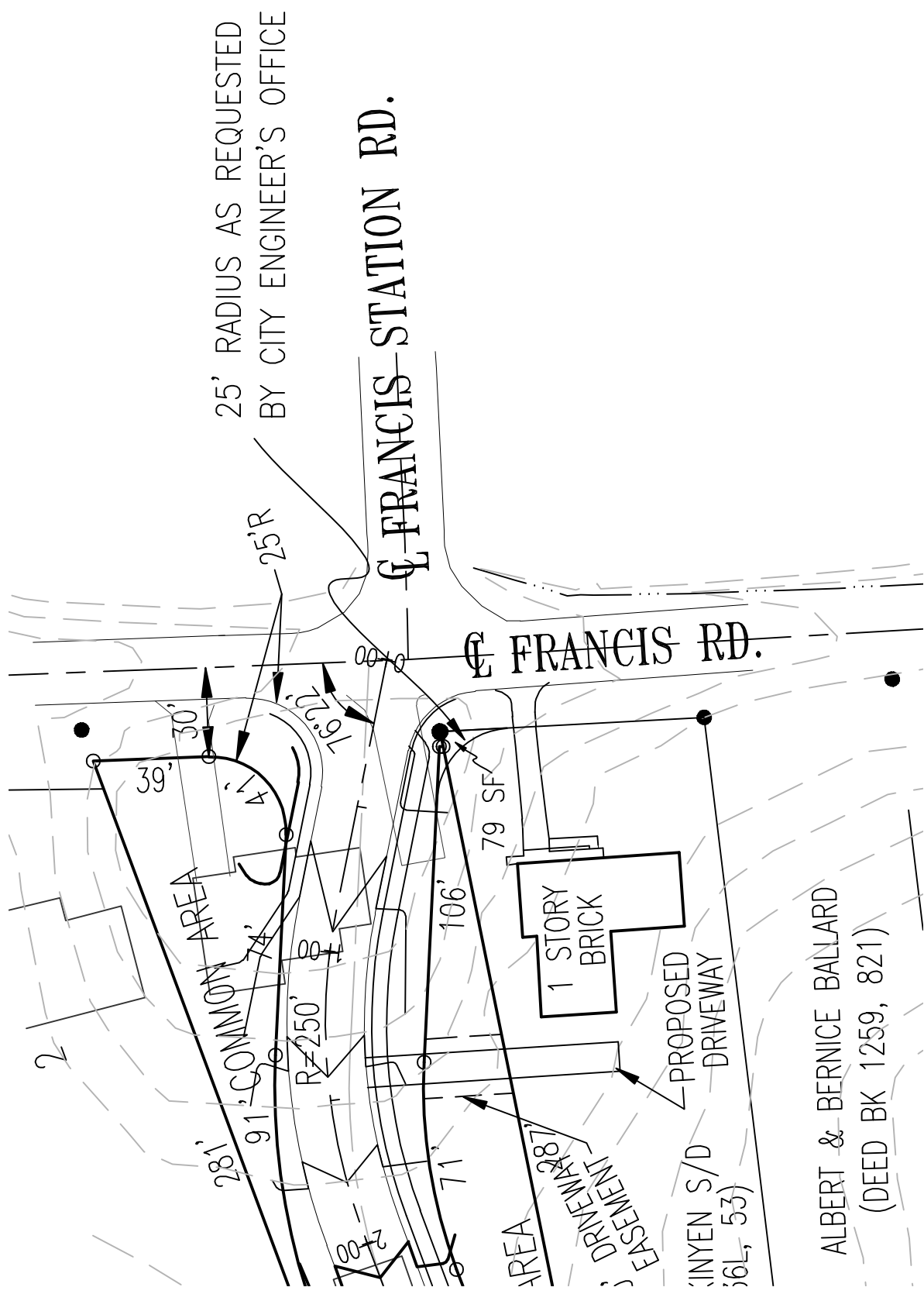
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CC: "David B. Harbin" <harbin@bhn-p.com>



25' RADIUS AS REQUESTED
BY CITY ENGINEER'S OFFICE

FRANCIS STATION RD.

FRANCIS RD.

ALBERT & BERNICE BALLARD
(DEED BK 1259, 821)