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OF COUNSEL:  
FRANCIS A. CAIN  
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April 11, 2012

**Metropolitan Planning Commission**

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

Re: Item No.: 33 and 34  
Applicant: City of Knoxville  
Owner: Babelay Farm, LLC

Dear Commissioners:

This letter is written on behalf of Babelay Farm, LLC, the property owner involved in the above rezoning request.

This property was annexed in to the City of Knoxville at the end of 2011.

Staff has recommended 4.5 units per acre in a Planned Residential Zone.

As a result of the annexation by the City, the property will be subject to the Hilltop and Ridgeside Development plan making part of the property unusable. Part of the property was zoned RB under the County Zoning Ordinance which allowed 12 units per acre without any input from the Planning Commission.

The lower part of the property was zoned Planned Residential at 1-4 units per acre.

The Applicant as requested by MPC Staff will be willing at the time of development to set aside a portion of the property either in a Conservation Easement or a similar declaration which will result in it being undisturbed.

However, to be able to develop this property that is usable under the City Ordinances in a reasonable manner, the Applicant needs a density of 5.5 units. In return the applicant is:

1. Agreeing to zone the entire property to a planned zone;
2. Agreeing that it will set aside the protected hillside area.

We will be at the meeting to explain in further detail why this is necessary and also to answer any questions.

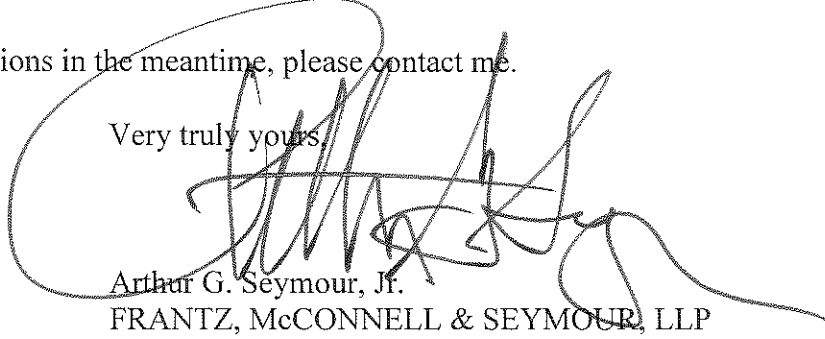
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**April 11, 2012**

**Re: Item Nos: 33 and 34**

If you have any questions in the meantime, please contact me.

Very truly yours,

A large, stylized handwritten signature in black ink, appearing to read 'AGS', is written over the text 'Very truly yours,' and extends across the name and firm name below.

Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:alh

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Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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## Fwd: rezoning on Washington Pike

1 message

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**Mike Brusseau** <mike.brusseau@knoxmpc.org>

Wed, Apr 11, 2012 at 8:33 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Cc: Buz Johnson <buz.johnson@knoxmpc.org>

Support of staff recommendation for items 33 and 34.

----- Forwarded message -----

From: **Kevin P. Murphy** <murphysprings@gmail.com>

Date: Tue, Apr 10, 2012 at 1:02 PM

Subject: rezoning on Washington Pike

To: Mike Brusseau <mike.brusseau@knoxmpc.org>

Cc: [mark.donaldson@knoxmpc.org](mailto:mark.donaldson@knoxmpc.org)

Hi Mike,

I read through the rezoning report and am fully in favor of the staff recommendation. I plan to be at the meeting on Thursday to speak in favor of it. Nice job all around with it. It does a good job of capturing the area patterns and considering the Hillside and Ridgetop Plan guidelines.

--Kevin

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Michael A. Brusseau, AICP, Senior Planner  
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