

ARTHUR G. SEYMOUR, JR.
ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES E. WAGNER
BEVERLY D. NELMS
MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
SHARON POTTER
KEVIN A. DEAN
TAYLOR D. FORRESTER

LAW OFFICES
FRANTZ, McCONNELL & SEYMOUR LLP
ESTABLISHED 1902

Email: ajseymour@fmsllp.com
Direct Fax: 865-541-4612

550 W. MAIN STREET
SUITE 500
P.O. Box 39
KNOXVILLE, TENNESSEE 37901
TELEPHONE: 865-546-9321
FACSIMILE: 865-637-5249
WEB SITE: WWW.FMSLLP.COM

OF COUNSEL:
FRANCIS A. CAIN
IMOGENE A. KING

April 9, 2014

Via e-mail only

To All MPC Commissioners

Re: Agenda Item No. 29
H. E. Christenberry

Dear Commissioners:

I am enclosing a number of emails from people who are familiar with Paul Murphy's proposal for the Christenberry house and have expressed support for it.

Very truly yours,


Arthur G. Seymour, Jr.
FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:bb
Enc.

cc: Mr. Mark Donaldson (*via email*)

S:\WDOX\CLIENTS\6532\0000001\CORRESPO\01129275.DOCX

**Support for Proposed Residential Development
3222 Kingston Pike**

1. Joan Ashe (Mrs. Victor Ashe)
3709 Kingston Pike
Knoxville, TN 37919
2. Sharon Miller Pryse
3024 Kingston Pike
3. Janie Shelton
Baker, O'Kane, Atkins & Thompson, PLLP
2607 Kingston Pike, Suite 200
Knoxville, TN 37919
4. Vincent Guarino
3910 Kingston Pike
Knoxville, TN 37919
5. John Trotter
Trotter & Company
625 Market Street, Suite 1500
Knoxville, TN 37902
6. Joe and Ruth Fielden
840/940 Cherokee Blvd.
7. Joe Fielden, Jr.
3619 Woodland Drive (Sequoyah Hills)
8. Thomas A. Siler, Jr.
UBS Financial Services, Inc.
800 S. Gay St., Ste. A
Knoxville, TN 37929
9. Blaine Keller
3558 Iskagna
10. Tillman J. (Tim) and Vicki Keller
Keller Group
626 Simmons Road
Knoxville, TN 37932
11. Annie McPeake
925 Keowee Avenue
Knoxville, TN 37919
12. Julia Huster
1128 Keowee Avenue
Knoxville, TN 37919
13. Anne Sprouse
4023 Alta Vista Way

Lori B. Bryson

From: JIPASHE@aol.com
Sent: Wednesday, April 09, 2014 1:49 PM
To: Arthur G. Seymour, Jr.
Subject: Property 3222 Kingston Pike

April 9, 2014

**Arthur Seymour
Metropolitan Planning Commission
To Whom in May Concern;**

I am writing in regards to the property located at 3222 Kingston Pike, Knoxville, Tennessee commonly referred to as the H. E. Christenberry property. I would like to state that I support the proposed development by Paul Murphy. Living on Kingston Pike I am glad that he is planning on restoring/keeping the house and that the 25-28 quality units to be built will compliment the surrounding area.

I encourage allowing this well thought out plan to go forward.

**Joan Ashe
3709 Kingston Pike
Knoxville, TN**

Arthur G. Seymour, Jr.

From: Sharon M Pryse <spryse@thetrust.com>
Sent: Monday, April 07, 2014 5:48 PM
To: Arthur G. Seymour, Jr.
Cc: Joe Pryse (joepryse@yahoo.com)
Subject: My Kingston Pike neighborhood

Hi Arthur,

I am pleased to learn that my neighbor, Paul Murphy, is going to purchase and develop the Christenberry property. I have lived at 3024 Kingston Pike for 30 years now, and plan on being here for at least another 20. I know Paul and his wife are raising their young family 2 doors down. I certainly want to continue the neighborhood feel and think the Murphy's do as well. They have done a beautiful job on the restoration of their home.

There was opposition when I tore down the house next door to me 5 years ago. Our garden will be one of the featured gardens for the Dogwood Arts Festival this coming weekend, April 12 & 13th. I think we have kept the residential feel to our garden project, even if it did necessitate tearing down an existing residence. And we certainly open our garden to the community.

If Paul can save the Christenberry home itself, more power to him. But more importantly, a development of high end condo's or zero lot line residences is certainly in keeping with the neighborhood that I am happy to call home.



TRUST FOR GENERATIONS

Sharon Miller Pryse | President

4823 Old Kingston Pike, Suite 100
Knoxville, Tennessee 37919
(865) 673-3560 Direct | (865) 971-1020 Fax
SPryse@thetrust.com | www.thetrust.com



Attention: The information contained in this email may be confidential and privileged. It is intended for the individual or entity named above. If you are not the intended recipient, please be notified that any use, review, distribution or copying of this email is strictly prohibited. If you have received this email by error, please delete it and notify the sender immediately. Thank you.

Arthur G. Seymour, Jr.

From: Janie Shelton <jshelton@boatlf.com>
Sent: Tuesday, April 08, 2014 3:16 PM
To: Arthur G. Seymour, Jr.
Cc: Jay Baker
Subject: Christenberry property

From Jay Baker:

I support the Paul Murphy plan for the Christenberry property at 3222 Kingston Pike.

Janie M. Shelton, ACP
Advanced Certified Paralegal to
John W. Baker, Jr., Esq.
Trevor L. Sharpe, Esq.
Emily L. Herman-Thompson, Esq.

ATTORNEYS AT LAW

BAKER | O'KANE

BAKER, O'KANE, ATKINS & THOMPSON, PLLP
2607 Kingston Pike, Suite 200 (37919-3332)
P.O. Box 1708
Knoxville, TN 37901-1708
865/637-5600 Office
865/637-5608 Fax

Arthur G. Seymour, Jr.

From: Vince Guarino <Vince@guarinopr.com>
Sent: Monday, April 07, 2014 7:48 PM
To: Arthur G. Seymour, Jr.
Cc: Incberry@bellsouth.net; Georganne Guarino
Subject: From Vince Guarino Re Christenberry Property

Mr. Seymour:

This will voice our support for the planned development of the Christenberry property on Kingston Pike. The plan, as I understand it is in character with similar redevelopment nearby. In addition, I am a big fan of the repurposed use of historic buildings such as is being planned for the retention of the original home. The planned density ought not significantly adversely impact traffic (though if it were to slow/calm the present flow we would welcome the result).

In our opinion the development will add value to the properties of all of us who live nearby on Kingston Pike.

Sincerely,
Vince and Georganne Guarino

Vincent Guarino
3910 Kingston Pike
Knoxville, TN 37919

865/951-2879 / 831-915-2250
vguarino@guarinopr.com

Arthur G. Seymour, Jr.

From: Paul Murphy <pjmurphy@murphydevelopment.com>
Sent: Tuesday, April 08, 2014 8:37 PM
To: Arthur G. Seymour, Jr.; Mike Cohen
Subject: Fwd: 3222 kingston pike

See below.

Sent via the Samsung GALAXY S™4, an AT&T 4G LTE smartphone

----- Original message -----

From: John Trotter <jt@trotterandcompany.com>
Date: 04/08/2014 8:14 PM (GMT-05:00)
To: Paul Murphy <pjmurphy@murphydevelopment.com>
Subject: Re: 3222 kingston pike

To Whom It May Concern,

I am in complete support of Paul Murphy's proposal to develop the property located at 3222 Kingston Pike. It is a great opportunity for our community and his plan preserves another one of Knoxville's great homes.

I am Paul's neighbor to the East and I believe this proposal will add value to the area while preserving the historic character of our neighborhood and street scape.

Paul has an extensive and successful development background and we are fortunate to have his leadership managing the redevelopment of this site.

I strongly encourage all parties to support his plan.

Best,

John Trotter
Trotter & Company
A Commercial Real Estate Service Group
625 Market Street Suite 1500 Knoxville TN 37902
Office: 865.525.4800
www.trotterandcompany.com



From: Paul Murphy <pjmurphy@murphydevelopment.com>
Reply-To: Paul Murphy <pjmurphy@murphydevelopment.com>
Date: Tuesday, April 8, 2014 6:12 PM

To: John Trotter <jt@trotterandcompany.com>

Subject: 3222 kingston pike

Just a quick reminder about the email of support on the christenberry dev. I have several emails and letters so you won't be alone. Thanks

Sent via the Samsung GALAXY S™4, an AT&T 4G LTE smartphone

Lori B. Bryson

From: Paul Murphy <pjmurphy@murphydevelopment.com>
Sent: Wednesday, April 09, 2014 8:52 AM
To: Arthur G. Seymour, Jr.; Mike Cohen
Subject: FW: Kingston Pike condominiums.

See below from Joe Sr.

Paul J. Murphy, III

Murphy Development, LLC
6514 Deane Hill Drive
Knoxville, TN 37919

Phone:865-558-0577
Fax:865-566-0112

From: Joe Fielden [<mailto:JoeF@jafielden.com>]
Sent: Wednesday, April 09, 2014 8:42 AM
To: Paul Murphy
Cc: Joe Fielden; Joe Fielden Jr; ruthfielden@gmail.com
Subject: Kingston Pike condominiums.

Paul,
I cannot tell you how pleased I am to hear you are proposing condominiums for the Christenberry property on Kingston Pike. I have looked at development possibilities for that property since it came on the market. Great idea and certainly the best use for that property.. Please let me know if there is anything I can do to help.

Thanks

JOE and Ruth Fielden
840 and 940 Cherokee Blvd

Arthur G. Seymour, Jr.

From: Paul Murphy <pjmurphy@murphydevelopment.com>
Sent: Tuesday, April 08, 2014 4:51 PM
To: Arthur G. Seymour, Jr.; Mike Cohen
Subject: FW: Kingston Pike Condominium Development

See below.

Paul J. Murphy, III

Murphy Development, LLC
6514 Deane Hill Drive
Knoxville, TN 37919

Phone:865-558-0577
Fax:865-566-0112

From: Joe Fielden Jr [<mailto:JoeJR@jafielden.com>]
Sent: Tuesday, April 08, 2014 4:35 PM
To: Paul Murphy
Subject: Kingston Pike Condominium Development

Good Afternoon Paul,

I am writing in support of your proposed residential development at 3222 Kingston Pike. It would fill a need for progressive, high-end, urban located condominiums similar to those found in comparable areas in Chattanooga and Nashville.

Joe Fielden Jr
3619 Woodland Dr.
Sequoyah Hills

Arthur G. Seymour, Jr.

From: tommy.siler@ubs.com
Sent: Tuesday, April 08, 2014 7:01 PM
To: Arthur G. Seymour, Jr.
Subject: 3222 Kingston Pike- Sequoyah Hills Association
Attachments: Legal Disclaimer.txt

Arthur-

You may be able to offer me some assistance on this issue. I am writing to express my support for the Paul Murphy plan for the Christenberry property at 3222 Kingston Pike. I know you are man who may be looking for supporters or detractors on the issue who live in the neighborhood.

Many Thanks,

Tommy

Thomas A Siler, Jr. CFP®
Sr. Vice President- Investments
Advisory & Brokerage Services
Wealth Advisor

UBS Financial Services Inc.
800 S. Gay St. Ste A
Knoxville, TN 37929
Tel: 865-522-5183
Fax: 855-368-5233
tommy.siler@ubs.com

[Click Here](#) To View Our Website

Arthur G. Seymour, Jr.

From: Tim Keller <tkeller@kellergroup.net>
Sent: Tuesday, April 08, 2014 9:08 AM
To: Arthur G. Seymour, Jr.
Subject: Fwd: Paul Murphy Plan Letter of Support
Attachments: image001.jpg

Arthur,
Blaine lives at 3558 Iskagna.

Tillman J (Tim) Keller III, CEO
Keller Group
626 Simmons Road
Knoxville, TN 37932
tkeller@kellergroup.net<mailto:tkeller@kellergroup.net>
Mobile 865-696-8479

Begin forwarded message:

From: Blaine Keller <bkeller@kelsan.biz<mailto:bkeller@kelsan.biz>>
Date: April 8, 2014 at 15:03:31 GMT+2
To: "AJSeymour@fmsllp.com<mailto:AJSeymour@fmsllp.com>"
<AJSeymour@fmsllp.com<mailto:AJSeymour@fmsllp.com>>
Cc: Tim Keller <tkeller@kellergroup.net<mailto:tkeller@kellergroup.net>>
Subject: Paul Murphy Plan Letter of Support

Arthur,

My father and I fully support the Paul Murphy plan for the Christenberry at 3222 Kingston Pike. Please pass our support along to the MPC.

Thanks,

Blaine Keller | CRM Manager
Office 865.684.2569 ext 169 | Mobile 865.599.5204. | 5109 National Drive, Knoxville, TN 37914

[<cid:image001.jpg@01CE679C.9CB54E90>]

Get the new Kelsan Appropriately Simple Mobile App<<https://itunes.apple.com/us/app/kelsan/id651421873?mt=8>> on your iPhone or iPad.

Follow us on: fb<<https://www.facebook.com/KelsanClean>> | twitter<<https://twitter.com/thinkclean>> | Kelsan.biz<<http://www.kelsan.biz/app.html>>

Arthur G. Seymour, Jr.

From: Blaine Keller <bkeller@kelsan.biz>
Sent: Tuesday, April 08, 2014 9:04 AM
To: Arthur G. Seymour, Jr.
Cc: Tim Keller
Subject: Paul Murphy Plan Letter of Support

Arthur,

My father and I fully support the Paul Murphy plan for the Christenberry at 3222 Kingston Pike. Please pass our support along to the MPC.

Thanks,

Blaine Keller | CRM Manager

Office 865.684.2569 ext 169 | Mobile 865.599.5204. | 5109 National Drive, Knoxville, TN 37914



[Get the new Kelsan Appropriately Simple Mobile App](#) on your iPhone or iPad.

Follow us on: [fb](#) | [twitter](#) | [Kelsan.biz](#)

Arthur G. Seymour, Jr.

From: Tim Keller <tkeller@kellergroup.net>
Sent: Monday, April 07, 2014 8:45 PM
To: Arthur G. Seymour, Jr.
Cc: Vicki Keller
Subject: Paul Murphy Plan

Arthur,

Vicki and I fully support the Paul Murphy plan for the Christenberry at 3222 Kingston Pike. Please pass our support along to the MPC.

Thanks.

Tillman J (Tim) Keller III, CEO
Keller Group
626 Simmons Road
Knoxville, TN 37932
tkeller@kellergroup.net<mailto:tkeller@kellergroup.net>
Mobile 865-696-8479

Arthur G. Seymour, Jr.

From: mary mcpeake <mamcpeake@gmail.com>
Sent: Tuesday, April 08, 2014 11:01 AM
To: Arthur G. Seymour, Jr.
Subject: Christenberry House

I have no objection with the Christenberry"s doing whatever they want to do with their house and property.
Annie McPeake
925 Keowee Avenue
City, 37919

Arthur G. Seymour, Jr.

From: Julia Huster <husterj@comcast.net>
Sent: Tuesday, April 08, 2014 8:31 AM
To: Arthur G. Seymour, Jr.
Subject: Christenberry Property

Arthur,

I approve Paul Murphy's proposal of the Christenberry property at 3222 Kingston Pike.

Julia Huster
1128 Keowee Ave
Knoxville, 37919

Arthur G. Seymour, Jr.

From: anne sprouse <annelsprouse@yahoo.com>
Sent: Monday, April 07, 2014 8:57 PM
To: Arthur G. Seymour, Jr.
Subject: Christenberry property

To whom it may concern,

This is a letter of support for the Paul Murphy proposal for the Christenberry property at 3222 Kingston Pike. I am a home owner in Sequoyah Hills(for 34 years) and am wholeheartedly in favor of the plan that Mr. Murphy proposes. It is a great use of the property, while retaining the integrity of the home.

Thank you for your attention to this important matter, Anne Sprouse (4023 Alta Vista Way).

NOTICE: This electronic mail transmission may constitute an attorney-client communication that is privileged at law. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying it and notify the sender by reply e-mail so that our address record can be corrected.

For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please see our website at <http://www.fmsllp.com>.

From: Ruthie Kuhlman [<mailto:rkuhl1014@bellsouth.net>]
Sent: Wednesday, April 09, 2014 3:48 PM
To: Mike Cohen
Subject: Christenberry Home

To Whom it May Concern:

I am writing regarding the proposed project at the old Christenberry home just down the road on Kingston Pike.

My husband and I own a house at 4205 Kingston Pike and are in complete support of the project and the zoning required to allow it.

The project proposed by Paul Murphy, who lives near the project himself, will save the home. Nobody else has talked about doing it. It will add some new people to the area, but not a large number. The impact on traffic should be minimal.

As a couple of who have lived on Kingston Pike in Sequoyah Hills for many, many years, we are in support of this proposal.

Ruthie and Russell Kuhlman

4205 Kingston Pike