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July 14, 2016

*Via email only to:* [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

**MPC Commissioners**

Knoxville-Knox County MPC  
Suite 403, City County Building  
400 Main Street  
Knoxville, Tennessee 37902

Re: Agenda Item #31  
S & E Properties

Dear Commissioners:

This letter is written on behalf of the applicant for the above rezoning which requests Planned Residential.

The property is located on Millstone Lane, adjacent to the West Valley Middle School. The property around it is zoned from Medium Density Residential to Low Density Residential.

The subject property is classified as Low Density Residential under the Sector Plan, which would allow up to 5 units per acre.

The MPC staff recommended 3 dwelling units per acre and the applicant is requesting 3.5 units per acre, which is 1 ½ units under what would be permitted by the Sector Plan.

As mentioned, the property is essentially adjacent to the West Valley Middle School. It has little or no slope on it.

Since it is in the parental responsibility zone, sidewalks will be provided within the subdivision and there will be a sidewalk connection from the entrance to the subdivision to the existing sidewalk in front of the middle school.

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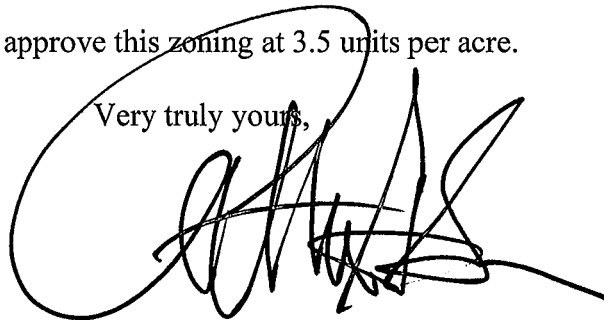
The applicant recognizes that from Freels Lane to the entrance to the subdivision on Millstone Lane, there will probably need to be road improvements and is prepared to fund those.

There may be opposition from residents. Millstone Lane ends just to the west of this property. With the road improved, there should be no traffic issues there.

Since this is an application for Planned Residential zoning, the next step if the zoning is approved would be submittal of a Concept Plan and Use-on-Review. This would show the layout of the subdivision, buffers between it and adjoining properties, road layout, etc. The applicant will meet with all adjoining property owners to discuss the Concept Plan.

We would urge you to approve this zoning at 3.5 units per acre.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Arthur G. Seymour, Jr.', written over a large, loopy circular flourish.

Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:lbb