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August 8, 2018

Via E-mail

MPC Commissioners

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

Re: *Item No. 27 -- Applicant Craig Allen*

Dear Commissioners:

This letter is written on behalf of our client Craig Allen who is the applicant in the above-captioned Plan Amendment and Rezoning request.

Mr. Allen is requesting GC (General Commercial) & O (Office)/CA (General Business) & OA (Office Park) in order to enable him to build storage facilities at this location. At your MPC Agenda Review meeting on Monday, you were shown the type of facilities Mr. Allen has built in the past and intends to build at this site should zoning be obtained.

I am mindful and Mr. Allen is mindful of the fact that approval of the zoning does not ensure that the storage units as presented will be built.

To that end, he has met with the neighbors and in particular Sharon Boyce and Jack Woodall who immediately adjoin this property. Mr. Woodall and Ms. Boyce have been vocal in speaking out on development issues in this area of Westland Drive.

To ensure that the storage units as presented are built, Mr. Allen and Mr. Woodall and Ms. Boyce, both of whom are lawyers, have negotiated Restrictive Covenants that will be placed against Mr. Allen's property if the rezoning is granted. I enclose a copy of those covenants.

These covenants, although enforced privately, will ensure that the property is developed in accordance with Mr. Allen's plans.

MPC Commissioners

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Mr. Woodall and Ms. Boyce undoubtedly will communicate with you separately, but I think all the parties recognize that storage of the type Mr. Allen will construct on the property if the zoning is approved will be very low impact, will not generate traffic to speak of and will be a good neighbor to Mr. Woodall and Ms. Boyce. I think they would much prefer this type of use for the property than additional homes or other uses that might be allowed.

We would urge you to positively recommend this rezoning to the Knox County Commission.

Very truly yours,



Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

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