

Real Estate

W E E K L Y



The Brentwood

The Battery at Berkeley Park

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ON THE COVER



The Battery at Berkeley Park

Farragut neighborhood brings the spirit of Charleston to Knoxville

By Sharon Pound

Special Publications correspondent

Picturesque, tree-lined streets and classically designed homes bring the spirit of Charleston, S.C., to Farragut in the third phase of Berkeley Park called *The Battery*.

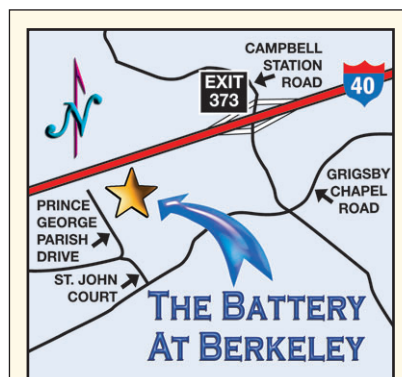
In Charleston, Battery Park is a landmark promenade, first used as a park in 1837. In Farragut, The Battery at Berkeley Park is a new

neighborhood that features Colonial, Georgian, French Eclectic and Italian Renaissance architecture with the same commitment to quality craftsmanship of neighborhoods built in the early 1900s, says Phil Cobble, the developer with Farragut Holdings, LLP.

“Where can you find a neighborhood built since the 1950s that rivals the older homes of the 1920s in terms of quality and detail?” Cobble asks. “The Battery is one of those rare spots with a dedication to the environment, an authentic replication of classical architecture, and a commitment to quality that appeals to today’s finest tastes.”

Cobble is a partner on the development of several other upscale neighborhoods in Farragut, including The Cove at Turkey Creek, Wyndham Hall and Smithfield.

“Farragut’s mayor likes what we’ve done so much that he brings



THE BATTERY AT BERKELEY PARK

Location: Farragut

Developer: Farragut Holdings, LLP

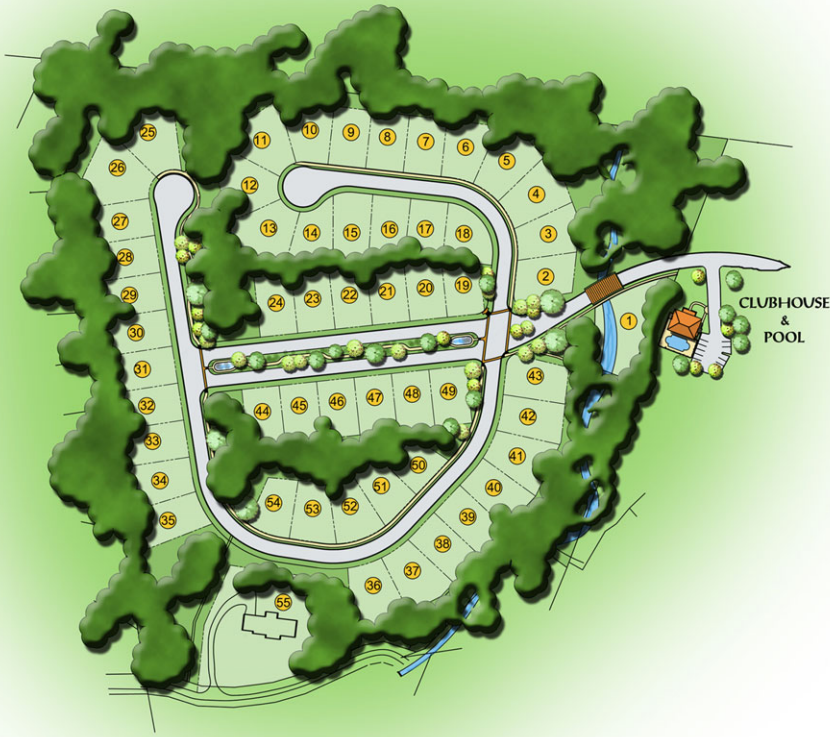
Directions: From Knoxville, take Interstate 40 west and exit at Campbell Station Road. Turn left, then take a right at the first traffic light onto Grigsby Chapel Road and travel 1.2 miles, turn right onto St. John Court to Prince George Parish Drive (at fountain). Turn right and drive past four-way intersection to the entrance of The Battery (clubhouse and pool on the left).

Owner/agent: Phil Cobble, Realty Executives Associates

For more information: 865-693-2322 or 865-257-1166 (cell)

visitors to see Berkeley Park and now The Battery,” Cobble says.

THE BATTERY AT BERKELEY PARK



Phil Cobble, left, a broker with Realty Executives Associates, talks with Stephen C. Davis, owner/designer of Stephen Davis Home Designs Inc., at The Battery at Berkeley Park development site.

His Charleston inspiration came from years of vacations on South Carolina's southern shores. Brainstorming with his developer friend and native Charlestonian, Bobby Ginn, whom he calls his idol, "is where I get a lot of my ideas."

The neighborhood is enhanced by Farragut's relatively new OSR-R1 zoning, which requires 35 percent of the land to be open space and left undisturbed, Cobble says.

At The Battery, most of this space is a woodlands buffer between the new neighborhood and the busy world outside. The neighborhood association will manage the woodlands buffer, which is already a popular place for squirrels, foxes and deer.

Cobble says plans are already in place for three walking trails, as well.

Of the 26 acres in The Battery, nearly 10 acres will be preserved. The remaining property is divided into 54 lots. Homes range from 2,600 square feet to 4,200, and from \$650,000 to \$1 million.

"Without exaggeration, there are no words to describe The Battery. It's impeccably designed and embraces Charleston's bold spirit with stunning accoutrements and elaborate trim work," Cobble says. Stephen Davis Home Designs Inc. is currently creating six floor plans for The Battery collection with 18 different elevations for the homes, which feature three or more bedrooms. All floor plans place the master bedroom on the main floor and include an optional guest bedroom. Porches and porticos adorn the streetscape,

with two- and three-car garages facing the side or rear. Cobblestone driveways with grass strips soften the look with a constant focus on the neighborhood's street appeal. Some of the homes atop a hill enjoy views of the mountains as far away as Mount LeConte on clear days.

Exteriors are brick and genuine stone with 50-year warranted roofs and special shingles that look like slate. Small, plush yards are irrigated and maintained by professional landscapers, who will also mulch twice a year and mow weekly.

Interiors feature open, airy spaces with top-of-the-line appointments throughout, such as granite or quartz countertops and professional grade appliances in the kitchen, domed ceilings in master baths, and courtyards that can include lap pools.

Located less than one and a half miles from the entrance to Turkey Creek, The Battery is actually the third phase of Berkeley Park. As such, residents enjoy membership in the conveniently located pool and clubhouse.

The neighborhood's entrance on Grigsby Chapel Road sets the mood with a park in the middle of a 30-foot-wide boulevard flanked by hardwood trees and sidewalks on each side.

The park features a three-tiered fountain made of Coretta stone imported from Mexico. A trail winds around it, and handcrafted brass heron sculptures also dot the park.

Renowned landscape architect Michael Versen has been retained for both the land planning for the public spaces and each home's individual landscape design.

A CLOSER LOOK:

The Battery at Berkeley Park

Style/type: Single-family homes with a classical architecture

Floor space: 2,600 to 4,200 square feet

Price range: \$650,000 to \$1 million

Number of lots: 54

Price range of lots: \$135,000 to \$169,500

Special features: 18 existing elevations plus more to come, top-of-the-line 50-year roof system, 10-foot ceilings on main and second story, porches and porticos, side or rear garages, courtyards with lap pools, maintenance-free professional landscaping, within

walking distance to Turkey Creek and Farragut schools, tree-lined streets with sidewalks and lighting, nearly 10 acres of a woodlands buffer with three walking trails; numerous wooded basement lots available.

Utilities: Lenoir City Utility Board (electric), First Utility District (water), Charter and TDS Telecom (cable); Concord Telephone (phone)
School district: Farragut

Distances: Walking distance to Turkey Creek, 15 minutes to McGhee Tyson Airport, 15 minutes to downtown Knoxville, 15 minutes to Oak Ridge

Cobble is currently making appointments to show the property. Once the development's infrastructure is completed and four or five premium builders are selected by this fall, sales will begin. In the meantime, homebuyers can reserve lots for a refundable deposit. For more information, contact Cobble at 865-693-3232.

This cover story was paid for by Realty Executives Associates. To purchase a cover story, call Brenda Hines at 342-6566.