

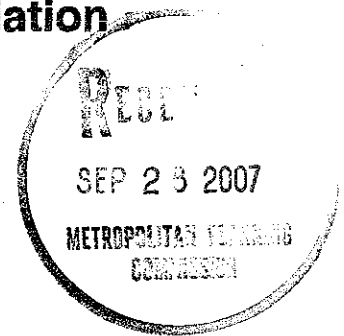
Historic Fort Sanders Neighborhood Association

P.O. Box 783 Knoxville, Tennessee 37901

September 27, 2007

Knoxville/Knox County Metropolitan Planning Commissioners
400 Main Street
Knoxville, TN 37902

RE: 10-J-07-PA & 10-N-07-RZ, Odle & Young Architects
10-L-07-PA & 10-S-07-RZ, Mathis Bush & David Harb



Dear Commissioners,

The Historic Fort Sanders Neighborhood Association (HFSNA) is submitting this letter to you to regarding the proposed re-zonings and One Year Plan Amendments in the Fort Sanders neighborhood, referenced above.

We believe that the appropriate rezoning for these areas is the Neighborhood Commercial, C1 and support that request for 10-L-07-PA & 10-S-07-RZ. Further, we ask that C1 zoning be substituted for the requested C3 on 10-J-07-PA & 10-N-07-RZ. Utilizing C1 on both of these properties lessens spot zoning, moves the zoning in the direction of the development trend already underway in Fort Sanders and promotes and allows a variety of neighborhood friendly uses and mixes within buildings unlike C3.

This portion of the neighborhood is in transition from farmer's markets and industrial to residential and mixed-use buildings. We believe that it makes sense for the MPC to conduct a comprehensive study of rezoning this entire area to a zoning that best supports the current trend.

The members of HFSNA are grateful for these proposed positive investments in our neighborhood and to the time spent in meeting with Steve Young, Odle and Young Architects, and Mike Harding, Neely Development, to discuss their intended mixed-occupancy building. We feel such a project will be an improvement to the current use, parking for truck trailers.

Our members know that proper zoning is necessary to maintaining a high quality of life for all stakeholders in our neighborhood. With that in mind, we ask that you promote positive development through the use of C1, Neighborhood Commercial zoning.

We appreciate your time and attention to this matter. Thank you for your support of the historic Fort Sanders neighborhood. If you have any questions or concerns, please feel free to contact me

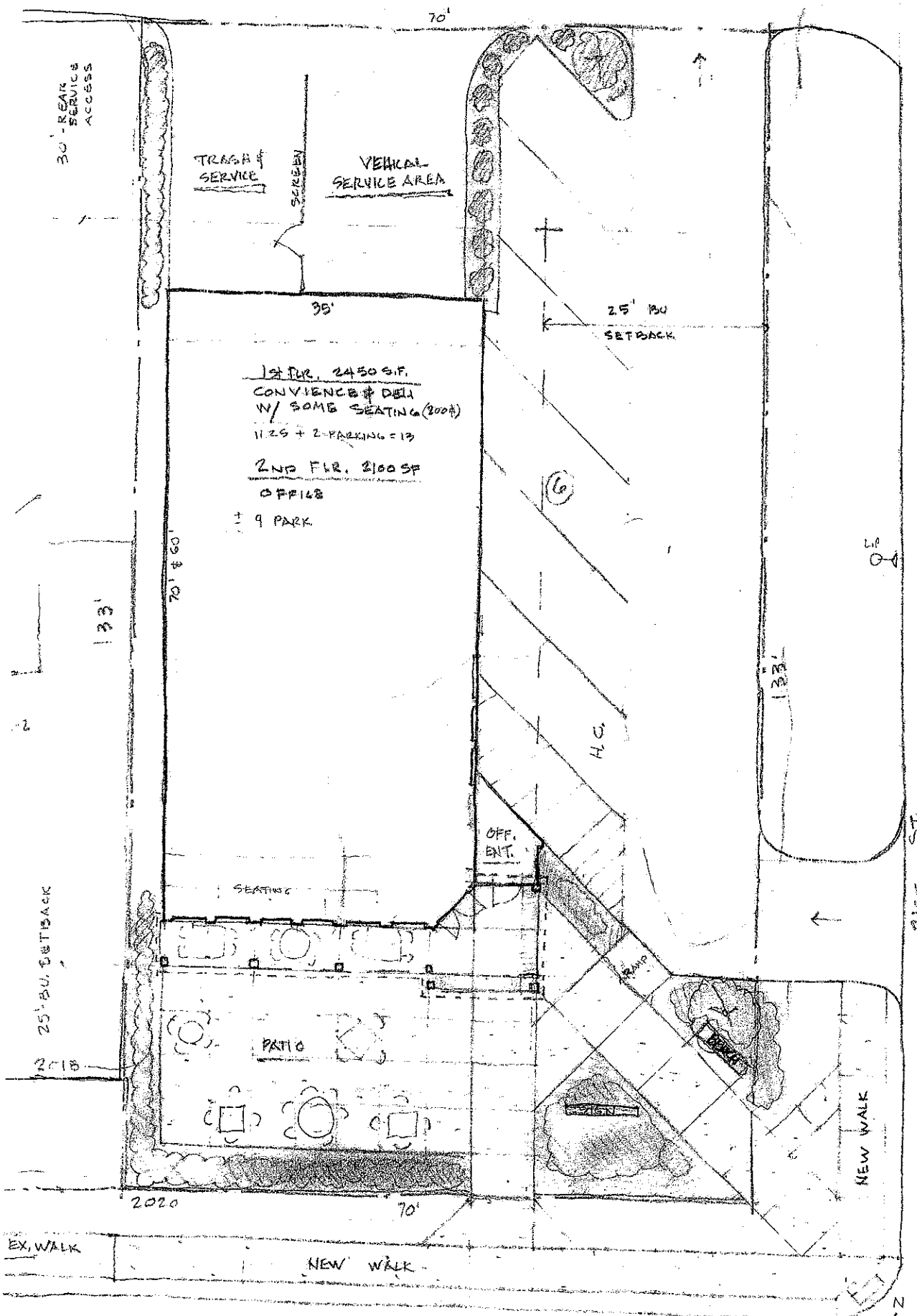
Sincerely,

A handwritten signature in cursive script, appearing to read "Cathy Irwin".

Cathy Irwin, President
Historic Fort Sanders Neighborhood Association
2307 Laurel Avenue, 37916
865.637.7617
cirwin3@utk.edu

cc: file
Councilman Joe Hultquist

ALLEY



1st FLR. 2450 SF.
 CONVENIENCE & DELI
 W/ SOME SEATING (200ft)
 11.25 + 2-PARKING = 13

2ND FLR. 2100 SF
 OFFICES
 ± 9 PARK

NEELY
 Convenience/Deli/Office
 Forest Ave. & 21st Street
 Knoxville, TN

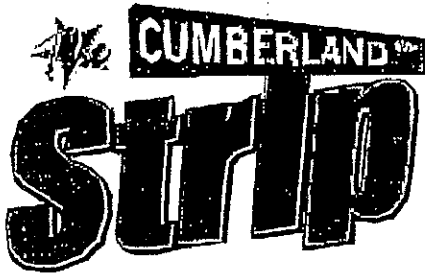
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SITE CONCEPT
 NORTH

1" = 10'-0"

10-N-07-RZ / 10-J-07-PA



Cumberland Avenue Merchants Association

Rob Dansereau, President
robdansereau@yahoo.com

9-5-07

To Whom It May Concern,

The CAMA would like to express support for the zoning change request for the Deli and Forest and 22 Avenue by Mike Hardin in conjunction with the Fort Sanders Neighborhood Association.

Sincerely,


Debbie Billings, treas.