

Lanny Davis
c/o Center City Offices
1810 Ailor Avenue
Knoxville, TN 37921

September 2, 2007

**Ref: Use-on-review /Scheduled September 13, 2007
Ailor Avenue and Citico Street**

Dear MPC member,

My name is Lanny Davis. I am a retired Architect and Civil Engineer. I have practiced as a professional for 35 years at my office located at 1810 Ailor Avenue.

At the time I started my business in 1970, this community was an old residential area consisting mostly of small dilapidated wood frame houses and vacant lots. Many of the lots were no more than 30' and 40' wide on the front property line. As my business grew, I was able to buy property in the immediate area, remove the deteriorated houses and cleared the lots. Between 1969 and 1995, I bought and cleared 25 of lots, all contiguous and between Ailor Avenue and the Interstate.

During this time, with the encouragement of the city planners, we worded to have this area zoned to O-1. The plan was to improve this area for use as professional offices. The Plan For Development, as recommend and adopted by the city of Knoxville, zoned the area to O-1. It has remained that zone for many years. Several new office buildings have been built in the area and now provide facilities for medical, technical (architectural and engineering) and financial related firms. We have worked hard to improve this community into an up-beat business area.

A developer is requesting to renovate an existing deteriorated office building into a motel and has applied for a Use-On-Review to allow a motel in the present O-1 area. The property is located at 1912 Ailor Avenue, on the southeast corner of the Citico Street and Ailor Avenue intersection. The work will require the renovation of an existing "sub-standard" building that was temporally permitted to be used for housing during the Worlds Fair. It is built on top of a city storm sewer and across a city easement. The building has numerous openings on it's east side near the west wall of our building at 1910 Ailor Avenue. Aside from the many problems with the present building, a second floor landing exits directly into the drug treatment center across the alley, on the south. .

This building does not conform to code requirements and the use as a "low budget" motel does not conform to the cities plans for development. It will lower the value of property in this area and will discourage future development, as intended. Police have told us that this type of motel will typically increase crime and police calls in the area. Furthermore, two other motels exist within a block of this location. However, these were built in a properly zoned area and in accordance with applicable building codes.

Certainly, another motel immediately adjacent to us will not help. It will be detrimental to our many years of hard work and effort to improve this area. I urge you to support our cities plans for the proper development of this area. Please stick to the present O-1 zone requirements and vote against a motel use on this property.

Respectfully submitted,

Lanny Davis