

JAN - 8 2009



3113 W. John Sevier Highway Knoxville, TN 37920
(865) 573-2000

January 7, 2009

TO: Metropolitan Planning Commission

RE: Rezoning of adjacent property -- File 1-C-09-RZ/1-C-09-PA Agenda Item #40

We write this letter to share our concerns and disagreement with the proposed rezoning changes on the piece of property located on the 'North side W. Gov. John Sevier Hwy., West of Maryville Pike' with a Tax ID Number of '147 04106'. We understand that the applicant has requested rezoning this property from its current zoning of 'O' to GC/C-3 (General Commercial). We believe that the possibility to decrease the value of our property along with others in and around our community could have grave effects. We also believe that the C-3 allows for too broad of usage for the surrounding area as well as the property. Through telephone conversations with the 'MPC' we have learned (and confirmed via the online agenda) that it is the 'staff's' recommendation to not zone the property as a C-3 but as a C-1 (Neighborhood Commercial). We have the understanding that this would be more restrictive to keeping the property to a standard of our neighborhood and community. We understand that this would also allow several different forms of retail businesses that are currently not possible under the current zoning.

Our review of this matter has been very quick and not as thorough as we would prefer with our church and leadership due to the holidays. While trying to look out for our congregation and property it would be the most comforting to all to see no current changes to the zoning. We also do not want to harm the current owner and his ability to use his property as he may need. In that thought it is our desire to agree with the recommendation of the 'MPC's staff' in determining a zone of C-1. This should (to our understanding) ensure a quality property and an aesthetically appealing to the community as well. We also understand that once an owner determines that they want to build upon the property that we would have an opportunity to ensure certain standards of the community where being met with the plans of the building and the actual business.

In Closing, we ask the Commission to not vote in favor of the rezoning of stated property to a status of 'C-3'. We prefer it's current zoning yet most of our concerns are dwindled with a status of a 'C-1'. With our understanding we at this time would not voice opposition with rezoning this property as a 'C-1.'

God Bless,

A handwritten signature in black ink, appearing to be "TB", written over a horizontal line.

Bishop Terry Barnwell
Senior Pastor

JKL

A handwritten signature in black ink, appearing to be "JKL", written over a horizontal line.

Joshua K. Lynn
Associate Pastor