

10-0-15-RZ -cor- TnHisCom



TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
 2941 LEBANON ROAD
 NASHVILLE, TENNESSEE 37214
 OFFICE: (615) 532-1550
www.tnhistorical.com



October 1, 2015

Commission Members
 Knoxville/Knox County Metro Planning Commission
 Suite 403, City-County Building
 400 Main Street
 Knoxville, Tennessee 37902

Re: 48. BELLE INVESTMENT COMPANY, INC. 10-0-15-RZ
 East side Neubert Springs Rd., north side W. Governor John Sevier
 Hwy, Commission District 9. Rezoning from A (Agricultural) to PR
 (Planned Residential).

Dear Commission Members:

The Tennessee Historical Commission owns Marble Springs State Historic Site, which is across the road from the property with a proposed zoning change. Marble Springs was the farmstead of Tennessee's first governor, John Sevier, and it is the only place that tells his story. This property was at one time part of the original Sevier holdings. The proposed zoning change is not congruent with our vision of maintaining historic viewshed, which is critical to the visitor's understanding of sense of place.

High density apartments will forever alter the appearance of the natural landscape. Signage, increased traffic, stormwater runoff, and the potential loss of archaeological evidence add to our concerns. Therefore, we are opposed to this zoning change.

If the zoning change happens despite our opposition, we respectfully request that the density is lessened, that there are acceptable set backs and screening, signage is small and non-distracting, traffic is mitigated away from the entrance to the site, stormwater runoff be appropriately addressed such that it does not impact the natural stream on the site, and that shovel testing and other non-impactful archaeological testing is performed before groundbreaking.

Sincerely,

E. Patrick McIntyre, Jr.
 Executive Director
 State Historic Preservation Officer

Martha Akins
 Historic Sites Program Director