



September 8, 2015

Knoxville-Knox County Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902

Dear Members of the Commission,

Town Hall East is a community organization that has represented the interests of Holston Hills and the surrounding communities for many years. It has always been our goal to maintain a healthy and flourishing neighborhood in this part of the city. We recently met with Becky Massey of the Sertoma Center, as well as others associated with the project. They expressed hope that our organization would support their Use on Review to build a residential facility at the corner of McDonald Drive and West Sunset Rd.

Over the years, our organization has actively and consistently sought to maintain a single-family neighborhood within the confines of Holston Hills, and we continue to take such a stance. We have several concerns about this project, however we believe it is premature for us to comment on this application, and we believe it is premature for the Commission to vote on it.

Specifically, the Staff has recommended in its September 3, 2015 report that the Commission grant the request upon four conditions (pages 40-1, 2) which include:

3. A 30-foot buffer, as measured from the top of the stream bank, shall be left undisturbed, ***unless otherwise approved by the City of Knoxville Department of Engineering.***

4. The finished floor elevation (FFE) of the duplex must be a minimum of 1-foot above the lowest elevation of McDonnell Drive, or ***otherwise approved by the City of Knoxville Department of Engineering*** (emphasis added).

The Board of Town Hall East has voted to *“ask the MPC to delay consideration until we get the full engineering report and can respond with more complete information.”* Our response to the Use on Review request will be tempered by any recommendations the Department of

Letter to Metropolitan Planning Commission
September 8, 2015
Page 2

Engineering might make. Accordingly, we respectfully ask the MPC to postpone its consideration of this matter, currently scheduled for September 10, 2015, until: (1) the Department of Engineering has finished its consideration of the matter and issued its final reports, (2) Sertoma has submitted its revised plans based upon any recommendations of the Department, and (3) Town Hall East has had an opportunity to respond to any reports or revisions.

I appreciate the consideration the MPC is giving this request. On behalf of Town Hall East I trust you will consider the concerns our organization has about voting on this matter prior to receipt of all relevant information.

Sincerely,

A handwritten signature in blue ink that reads "Eston Williams". The signature is written in a cursive style with a large initial "E".

Eston Williams, Chair
Town Hall East