

**FOUNTAIN CITY TOWN HALL, INC.**  
**P.O. BOX 18001, KNOXVILLE, TN, 37928-8001**

January 9, 2017

**RE:** Agenda Item No. 47, File Nos. 1-F-17-SP, 1-E-17-PA, 1-G-17-RZ  
North side Forestal Dr. East of Tazewell Pike

Dear Commissioner:

The Board of Fountain City Town Hall, Inc., asks that you **approve the staff's recommendation** to deny to above captioned requests.

The staff report provides clear and valid reasons to support the recommendation to deny the requests. We agree with the staff's findings: There is sufficient commercially-zoned property in the area to meet the demand; the Sector Plan recommends commercial be concentrated on the Broadway corridor; Rezoning this property risks the destabilization of this entire residential block.

The staff report also makes clear that the requests fail to meet the standards that must be met in order to warrant plan amendments and land use changes.

We would also stress the need to protect and preserve existing affordable housing. Older neighborhoods and older housing are easily destabilized. Affordable neighborhoods, with easy access to public transportation and within walking distance of employment centers along Broadway, should be protected from intrusion of potentially incompatible uses.

Thank you for considering our request. Please approve the staff's recommendation.

Yours truly,  
Charlotte Davis and Carlene V. Malone, FCTH Land Use Co-chairs