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October 11, 2017

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Via E-mail

MPC Commissioners

Knoxville-Knox County MPC
Suite 403, City County Building
400 Main Street
Knoxville, Tennessee 37902

Re: Agenda Item No. 50 – Tim Dwyer Leesman Engineering
Southeast side Moss Grove Blvd., south of Kingston Pike

Dear Commissioners:

The purpose of this zoning request is to allow the location of a tire store on property at the Sherrill Hill development. The company is Tire Discounters.

The developer and other tenants in the shopping center and development support its location on this property. Some of the other tenants include Academy Sports, a car wash facility, an Aldi's grocery store, and other retail outlets. The center is governed by covenants which would not allow a use unless it is supported by the developer and other tenants.

I am enclosing herewith information showing what Tire Discounters does and what its buildings look like.

The property, along with the commercial part of the development, is zoned PC-1. The City's Plans Review and Inspections division has determined, as evidenced by the attached letter, that the type of use proposed is not allowed in the PC-1. It would be allowed in the PC-2 and the C-6 zone.

The MPC Staff has recommended against the rezoning, although I do not know if there is any opposition by Staff to the use itself. As a matter of fact, I think initially MPC Staff felt that the PC-1 zone would accommodate this use.

MPC Commissioners

In re: Agenda Item No. 50 – Tim Dwyer - Leesman Engineering

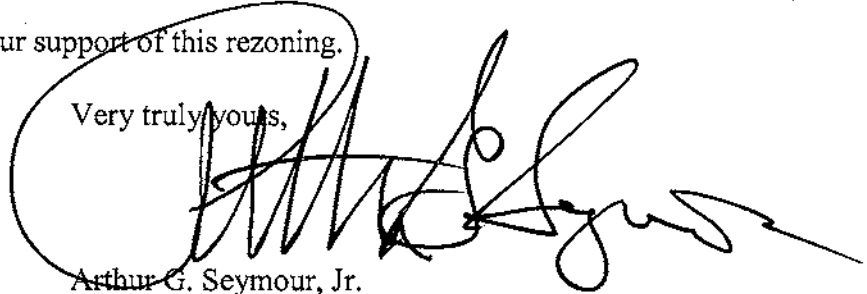
October 11, 2017

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The applicant unfortunately is in a Catch 22 situation where there is no opposition to its use of this property for its tire store, but Plans Review will not allow it in a PC-1 zone and the applicant is simply seeking a zone that will accommodate this use.

We would appreciate your support of this rezoning.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Arthur G. Seymour, Jr.', is written over the typed name. The signature is fluid and cursive, with a large initial 'A' and 'S'.

Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:ibb

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CITY OF KNOXVILLE

Plans Review & Inspections Division

August 14, 2017

Timothy M. Dwyer

Leesman Engineering & Associates

4820 Glenway Avenue

Cincinnati, OH 45238

RE: 0 Moss Grove Blvd. – Parcel ID# 132 02719

To whom it may concern,

This property is currently zoned PC-1(k) Planned Commercial District with no district overlay. Conditions were placed on this property as part of its 2007 re-zoning process. I have included a copy of the MPC Case Summary stating the conditions for development – file # 8-F-07-RZ. Further detail on the re-zoning case may be obtained from the Metropolitan Planning Commission Office at 865-215-2500.

I have enclosed a copy of the current zoning regulations for the PC-1 District and an area map showing the zoning designations for properties surrounding this address.

The use of this property as an establishment for tire sales and auto service is not permitted in this district per the City of Knoxville Zoning Ordinance, Article 4, Section 3.4.B.

A review of records available in our office shows that there are currently no open zoning violations associated with this address.

To the best of my knowledge, the information provided in this letter is correct, however if more in-depth research is necessary, our records are available for public viewing.

Please contact me at (865) 215-4473 if you have additional questions.

Sincerely,

Scott Elder

Zoning Chief – City of Knoxville

Enclosures

City County Building • 400 Main Street • Suite 505 • Knoxville, TN 37902

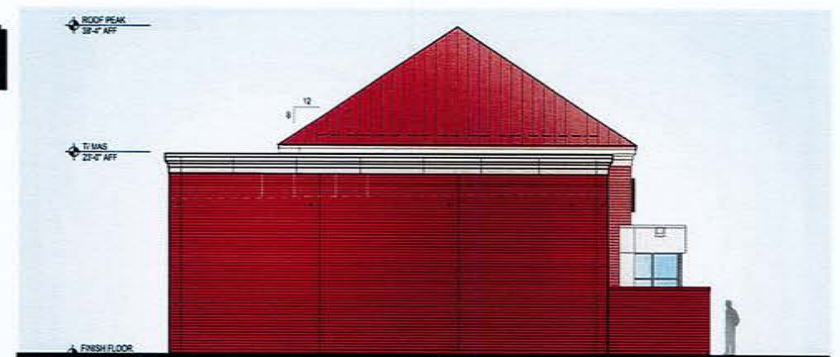
Office: 865-215-3669 • Fax: 865-215-2627

www.KnoxvilleTN.gov



SALES SIDE ELEVATION

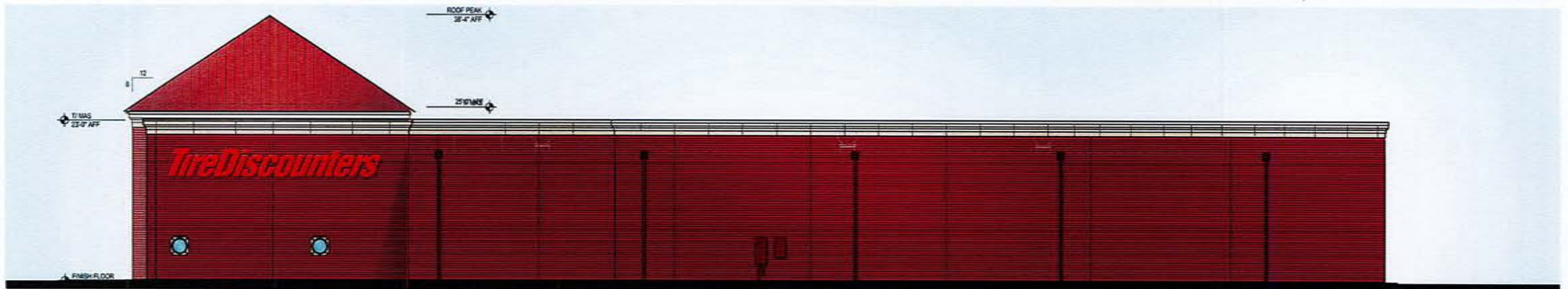
TOP OF DUMPSTER AND TIRE STORAGE AREA TO BE CONSTRUCTED OF THE SAME MATERIAL AS THE MAIN BUILDING AND BE A HEIGHT OF 8'-0\"/>



SERVICE SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

Tire Discounters
Prototype C



TireDiscounters

BUILDING PACKAGES & PROTOTYPES



For more information, contact:

Andrew Sellet
Senior Director
+1 513 763 3053
andrew.sellet@cushwake.com

201 E. 4th Street
Suite 1800
Cincinnati, OH 45202

www.cincyretailteam.com



We take pride in our stores and here's why:

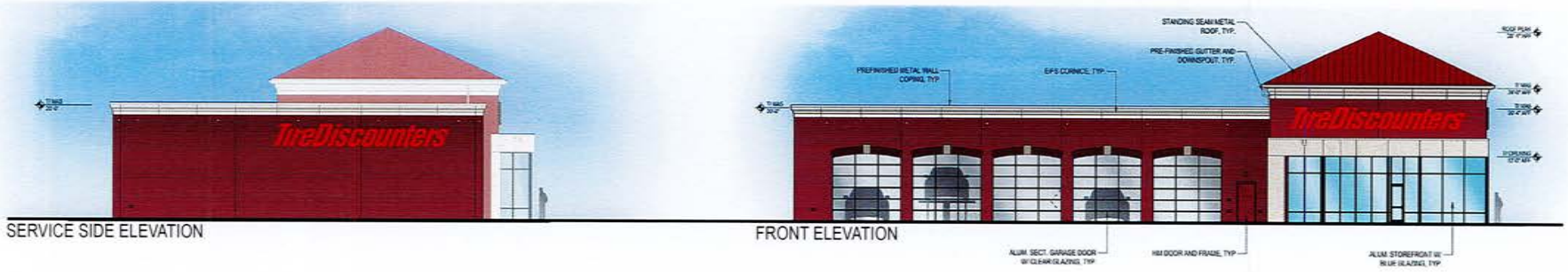
- NO SUNDAYS - NO HOLIDAYS
- NO SEMI TRAFFIC
- NO OVERNIGHT PARKING
- NO OUTSIDE WORK
- CLOSED AFTER 7PM EVERY NIGHT
- NO 3RD PARTY VENDORS ARE PERMITTED (FIREWORKS, NEWSPAPERS, FLOWERS, ETC.)
- TIMED LED PARKING LOT LIGHTING
- LIGHT TRAFFIC COUNT
- AVERAGE JOB TAKES LESS THAN ONE HOUR
- ALMOST 4 DECADES IN BUSINESS
- NO TRANSMISSION WORK
- NO ENGINE REPAIRS
- "GREEN" STORE DESIGN
- NO OUTSIDE STORAGE
- NO EXHAUST WORK
- NO BODY WORK
- EXTREMELY CLEAN OPERATIONS
- WINDOWS PROFESSIONALLY CLEANED (MORE THAN MOST OFFICE BUILDINGS)
- STORES UPGRADED EARLY AND OFTEN (TECHNOLOGY, EQUIPMENT, AMENITIES, ETC.)
- SCRAP TIRES STORED OUT OF SIGHT AND ARE PICKED UP MULTIPLE TIMES EACH WEEK
- ALL BRICK AND GLASS CONSTRUCTION
- SISTER COMPANY IS A SIGN AND LIGHTING FIRM - SIGNAGE AND LIGHTING IS IMMACULATE



GOOD NEIGHBOR POLICY

We take pride in our stores and here's why:

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- CONCRETE BRICK LEE BRICK & BLOCK 'MAXBRIC' TT
- E.I.F.S. DRYVIT 'NATURAL WHITE' #103
- BLUE GLASS
- CAST STONE ROCKCAST 'BUFFSTONE'
- ALUMINUM STOREFRONT BLACK ANODIZED METAL
- HOLLOW METAL DOORS PAINTED TO MATCH ADJACENT BRICK
- TRASH GATE PAINTED TO MATCH ADJACENT BRICK
- METAL ROOF BERRIDGE 'DEEP RED'

08.23.2016

Tire Discounters
Prototype 'A'



