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October 9, 2017

Metropolitan Planning Commission
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

Re: File Numbers: 10-E-17-PA, 10-K-17-RZ, and 10-E-17-SP
Address: 4307 Anderson Road
Applicant: Amy Hibben, Pro-Mark, Inc.

Dear Commissioners:

This letter is on behalf of my clients, William and Christine Alley, whose residence and neighboring house and lot borders the subject property. Currently the Alleys' property borders on 0-1 property on the west and I-2 property on the east, as well as the subject property which is currently 0-1. The Alleys and I believe that changing this property to any industrial zoning would be improper as it abuts a residential neighborhood, the Alleys' residential lot in particular, and is incompatible with the City's reasonable planning process, policies and applicable plans.

On the other hand, the applicant, Amy Hibben, has graciously allowed Mr. Alley to tour the current Pro-Mark facility. He listened to her plans for the use of the subject property. The Alleys do not believe Pro-Mark's current operations will adversely impact the neighborhood so long as there are sufficient barriers and setbacks.

However, the issues at hand are the potential future uses of the property in an I-3 zone. Presently, all operations of Pro-Mark are conducted indoors. The only outdoor activity involves storage. By agreement, these outdoor storage areas can be screened appropriately and the Alleys will not oppose an I-3 zone with the requirement of a use-on-review should the property ownership change. Ms. Hibben has agreed to this proposal on behalf of Pro-Mark, Inc.

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To illustrate, the current I-3 zoning on the southeast side of Anderson Road allows for a steel fabrication plant whose noise can be heard across the valley. A use-on-review provides community input to disallow noxious, loud and inappropriate future uses on an I-3 zoned parcel adjacent to residential usage.

The parties agree to an I-3 zoning use on the property; however, the parties also agree that such a zoning change should allow for a use-on-review should the property change ownership from Pro-Mark in the future.

Thank you for your consideration and your service.

Yours very truly,

HODGES, DOUGHTY & CARSON, PLLC

A handwritten signature in black ink, appearing to read "Wayne A. Kline", with a long horizontal flourish extending to the right.

Wayne A. Kline

WAK/jt
Via electronic transmission (commission@knoxmpc.org)

TO: MPC Commissioners

FROM: Carlene V. Malone, Charlotte Davis, Co-Chairs, Land Use Committee,
Fountain City Town Hall, INC.

DATE: Oct. 10, 2017

RE: Oct. 12, 2017 MPC Agenda Items: **45** (10-E-17-RZ), **49** (10-I-17-RZ), and **51** (10-E-17-SP, 10-8-17-PA, 10-K-17-RZ).

The Board of Fountain City Town Hall, Inc., unanimously supports the MPC staff's recommendation on items 45, 49 and 51.

We support the approval of the Pro-Mark, Inc., request (**item 51**) with the one condition on setback proposed by the staff.

Item 49 involves a very small lot (6000 square feet) on the northeast side of Old Broadway, Southwest side of North Broadway. We support the change to C-3. As noted in the MPC report, the requested C-4 zoning is spot zoning.

The Interstate-640 interchange improvements currently under construction in this immediate area are expected to bring about changes in development. A restaurant very close to this site on Old Broadway is currently under reconstruction to become a Starbucks.

Additionally, a greenway link through this area from West Adair Dr., just west of Broadway, to Old Broadway, and connecting back up to Broadway/Dutch Valley Dr., has been approved. This purpose of the greenway is to enable bicyclists and pedestrians to safely avoid the I-640 interchanges on Broadway.

We believe C-4 zoning and the uses permitted in the C-4 district are inappropriate for the area and that C-4 will have an adverse impact this areas long-term potential.

We ask that you support the MPC Staff's recommendation to C-3.