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MPC Commissioners

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

Re: Agenda Item 41- DDC Dowell Springs, LLC

Dear Commissioners:

The above request is to change the zoning on the above property from O-1 to PC-1. A portion of the property is already zoned PC-1 and the surrounding properties in Dowell Springs are zoned PC-1.

The occupant of the building is Gastrointestinal Associates P.C., which is a 15-physician gastroenterology practice that was founded in 1972 by Dr. Gene Overholt. The association has its primary location at the site subject to this zoning request.

The purpose of the zoning is frankly to allow building identification signage for the benefit of its patients. The new sign ordinance for the City of Knoxville allows only a 5-foot sign in the O-1 zone. The requested zoning would allow building signage which would help patients who come to this facility identify the building.

The Weisgarber location has patients from Anderson, Blount, Bradley, Campbell, Carter, Clairborne, Cocke, Cumberland, Davidson, DeKalb, Dickson, Fentress, Grainger, Greene, Hamblen, Hamilton, Hancock, Hawkins, Jackson, Jefferson, Knox, Lawrence, Lincoln, Loudon, McMinn, Meigs, Monroe, Montgomery, Morgan, Obion, Polk, Putnam, Rhea, Roane, Rutherford, Scott, Sevier, Shelby, Unicoi, Union, Washington, and White counties in Tennessee, as well as patients coming from Alabama, Kentucky, North Carolina, Virginia, and Georgia.

Many of these patients are coming for an unpleasant procedure and must arrive to begin preparations at 6:00 am. For a portion of the year it is dark at this time. Many of these patients come from rural communities and are not used to finding locations in the city of Knoxville. With the requested zoning, identification could be placed on the building, which would better help patients identify the facility.

Knox County Commission

In re: Agenda Item 41.

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Jeff Dew, the Chief Executive Officer of Gastrointestinal Associates, P.C. advises that a common complaint amongst people coming to their facility is the inability to identify the building. That is the inability to identify the place to which they are going.

Although we live in Knoxville and work here, many of these patients are coming from very small rural communities and are not used to trying to identify a building in what to them is a large metropolitan area.

The Dowell Springs developers are supportive of this rezoning request and there have been discussions with the West Hills Homeowners Association about it also.

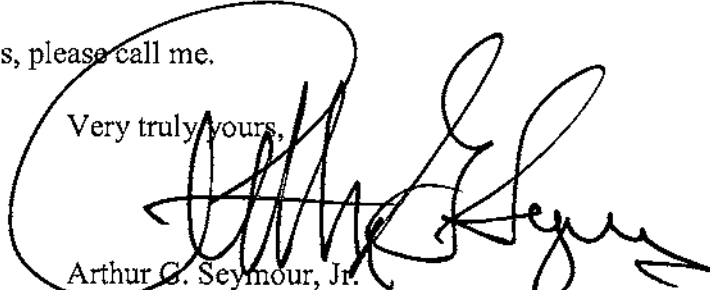
This zoning request is made by Gastrointestinal Associates simply for the convenience of their patients. The signage they request is for identification only and is not advertising signage.

The zoning would be compatible with the surrounding properties in Dowell Springs and would help it maintain its high-quality development.

We urge you to recommend the proposed change.

If you have any questions, please call me.

Very truly yours,



Arthur C. Seymour, Jr.
FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:lbb