



ATTORNEYS

ROY L. AARON
DEAN B. FARMER
ALBERT J. HARB
EDWARD G. WHITE II
THOMAS H. DICKENSON
J. WILLIAM COLEY
T. KENAN SMITH
WAYNE A. KLINE
B. CHASE KIBLER
JOSHUA M. BALL
JOSHUA J. BOND
LISA J. HALL
KANDI R. YEAGER
E. MICHAEL BREZINA III
W. MICHAEL BAISLEY
OLIVER D. ADAMS
WESLEY D. STONE
WILLIAM D. EDWARDS

ASSOCIATES
MABERN E. WALL
J. SCOTT GRISWOLD
DONALD J. FARINATO
BART C. WILLIAMS
LYNDSEY L. LEE
JAMES F. PARKER
SPECIAL COUNSEL
CHRISTOPHER A. HALL
OF COUNSEL
ROBERT R. CAMPBELL
JOHN W. WHEELER
DALTON L. TOWNSEND
DAVID N. WEDEKIND
JULIA S. HOWARD
HIRAM G. TIPTON
J. MICHAEL HAYNES

RETIRED
DOUGLAS L. DUTTON
WILLIAM F. ALLEY, JR.
J.H. HODOES (1896-1983)
J.H. DOUGHTY (1903-1987)
RICHARD L. CARSON (1912-1980)
JOHN P. DAVIS, JR. (1923-1977)
JONATHAN H. BURNETT (1928-2015)
DAVID E. SMITH (1930-2016)

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.

Metropolitan Planning Commission
Page 2
October 9, 2017

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)