

ARTHUR G. SEYMOUR, JR.  
ROBERT L. KAHN  
REGGIE E. KEATON  
DONALD D. HOWELL  
DEBRA L. FULTON  
MICHAEL W. EWELL  
JOHN M. LAWHORN  
JAMES E. WAGNER  
BEVERLY D. NELMS  
MARY ELIZABETH MADDOX  
BENJAMIN C. MULLINS  
RICHARD T. SCRUGHAM, JR.  
MATTHEW A. GROSSMAN  
KEVIN A. DEAN  
RICHARD E. GRAVES



*client-centric & committed to success*

office 865.546.9321  
office fax 865.637.5249

550 W. Main Street  
Suite 500  
P.O. Box 39  
Knoxville, Tennessee  
37901

*of counsel*  
FRANCIS A. CAIN  
IMOGENE A. KING  
JASON T. MURPHY

fmsllp.com

Email: [ajseymour@fmsllp.com](mailto:ajseymour@fmsllp.com)

Direct Fax: 865-541-4612

October 10, 2018

Via E-mail

**MPC Commissioners**

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

Re: *Item No. 36 – Land Development Solutions*

Dear Commissioners:

The above Sector Plan Amendment and Rezoning is requested on behalf of the Tennessee RV Super Center, which has a large sales facility on Huckleberry Lane adjacent to the property. The applicant is requesting the rezoning in order to store and display recreational vehicles for sale.

Tennessee RV Super Center has been a victim of its own success. It presently is out of room at its location to store and display RVs. It is requesting this rezoning in order to increase the size of its sales facility.

The property is located generally north of the intersection of I-40 and Strawberry Plains Pike which is commercial from the interstate interchange to this point. As a matter of fact, directly across Strawberry Plains from the subject property is a piece of property of approximately 60 acres, which is zoned C-6 (a Commercial zone) under the Zoning Ordinance of the City of Knoxville. That property is being actively marketed by Oliver Smith. I have talked to Mr. Smith and he advises although he does not have a contract on the property at this time, he does have a lot of interest in it, some of which would include a truck terminal.

The lot, which is subject to this rezoning if it is granted, would be graveled and fenced and there would be security lighting and cameras on it. There would be no speakers or anything that would generate noise.

The trends in development in this area warrant reconsideration of the original Sector Plan and we would request that you approve the requested Plan Amendment and Rezoning.

MPC Commissioners

Re: *Item No. 36 – Land Development Solutions*

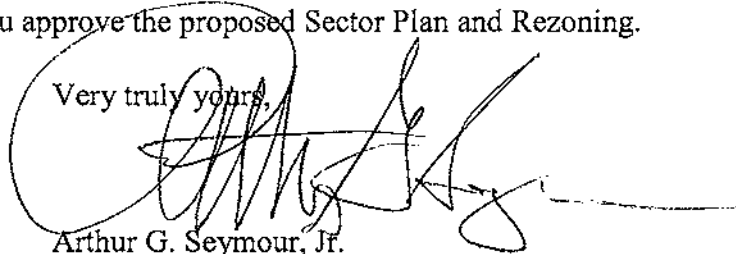
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Mr. Sellers, the owner of Tennessee RV, will be present. He has discussed this zoning with one of the residents of the subdivision generally to the northeast and when he found out what Mr. Sellers intended to do with the property, he said he had no opposition to it.

We would request that you approve the proposed Sector Plan and 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 stylized and includes a long horizontal line extending to the right.

Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:ibb