



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

---

**File Number 3-C-19-RZ**

---

**Chris Martin** <cmartin@klf.org>

Mon, Mar 11, 2019 at 1:19 PM

To: "dori.caron@knoxplanning.org" &lt;dori.caron@knoxplanning.org&gt;

MPC.

I'm writing to voice our objection to the rezoning request in "File Number 3-C-19-RZ, Multiple parcels west of I-275, and east of Elm Street between Teddy Ave. and Bernard Ave."

We own and operate the property, 1022 Elm Street, directly next door to parcels #19 & 20 (at the corner of Elm Street and Teddy). We operate a young adult training and vocational program in this facility. Additionally, a children's program, Knoxville Inner-city Kids Outreach, KICKO, has their offices and operates out of the facility.

Also, other uses near the property are, a church located on one end of the property at the corner Burgess Ave and a single mothers ministry center on Dameron less than  $\frac{1}{2}$  block from the property.

Our objections are specifically with the I-3 request. This type of zoning opens the property up to uses that we believe will be detrimental to our work with the young adults we serve as well as the other community oriented programs noted above. We are not opposing the proposed use of a "Self-Storage" facility. However, the allowed uses that come with industrial zoning allow for potential impacts that we believe could become overwhelming to the neighborhood. While there are existing LI zonings close by, the primary is the City of Knoxville Transfer Center/Station, located catty-cornered to the applicants property. This center is incredibly busy with large trucks, constant traffic many times

with lines out onto Elm street waiting to use the dump. Additional Industrial traffic would become overbearing and problematic to our work.

Additionally, I am a resident of Mechanicsville living about 3 blocks from this property and from this stand point having more industrial doesn't protect the neighborhood from additional issues, i.e. on the transfer center's free 1<sup>st</sup> Saturday's it's not uncommon for people tired of waiting in line to come and dump their trucks throughout our neighborhood.

As stated, we are not opposing the proposed use, but rather zoning that could have long-term negative impacts to our neighborhood. We understand that the proposed storage facility could be done with a C-4 zoning with a Use On Review as noted in the zoning regulations for the city of Knoxville, section 2.2.7.-C4, section C. We would ask that MPC consider this zoning which would allow for the applicant to accomplish their desired use while protecting the surrounding neighborhood.

We have had friendly conversations with the owners and would hope to continue these until some mutually beneficial agreed zoning can be reached. The applicante has been a good neighbor being very supportive of our work and has been very responsive in this process.

Thank you for your consideration.

Chris Martin

President

Knoxville Leadership Foundation (owner of 1022 Elm Street)

865-524-2774 x 101

Mailing address:

The Regas Building

318 N. Gay Street

Suite 210

Knoxville, TN 37917