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[Planning Commission Comment] Agenda Item No. 32/ File No. 9-B-19-UR

Taylor Forrester <TForrester@lrwlaw.com>

Fri, Sep 6, 2019 at 4:12 PM

Reply-To: tforrester@lrwlaw.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Cc: "mike.reynolds@knoxplanning.org" <mike.reynolds@knoxplanning.org>, John Shepard <jshepard@elmingtoncapital.com>

Please find attached correspondence from the undersigned related to Agenda Item No. 32 for the MPC meeting on Thursday, September 12, 2019.

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This message was directed to commission@knoxplanning.org

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Long, Ragsdale & Waters, P.C.

ATTORNEYS AT LAW

September 6, 2019

David Wilson Long
Dennis B. Ragsdale
John B. Waters III
J. Michael Ivens
R. Louis Crossley, Jr.
C. Paul Harrison
J. Randolph Miller
Garrett P. Swartwood

Jennifer Milligan Swindle*
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John B. Waters, Jr. (1929-2018)

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

via email

Re: Agenda Item No. 32 – File # 9 –B–19–UR – Elmington Capital Group

Dear Commissioners:

I represent Elmington Capital Group (“Elmington”) in its proposed development of the Parcel Nos. 132.02703 and 132.02704, which is located Moss Grove Boulevard (the “Property”). The proposed use on review is for a multi-family development consisting of 192 units (the “Development”).

Prior to submitting the instant application, Elmington met with MPC Executive Director, Gerald Green, to enlist his guidance in preparing a concept/development plan that fully complied with the requirements of the zoning ordinance.


MPC Professional Staff recommends approval of the Development plan subject to 6 conditions. Elmington submits that it can comply with the 6 conditions and requests that this Planning Commission follow Staff Recommendation and approve the proposed Development.

The Development satisfies the criteria established by the Knoxville Zoning Ordinance and the general development standards of O-1 zone. In addition, the Development (i) will have little impact on traffic, and, in fact, will generate less traffic than anticipated by an original traffic study, and (ii) complies with the Hillside and Ridgetop Protection Plan. The Development is in harmony with the intent and purpose of the Zoning Ordinance and is consistent with the General Plan and the Southwest County Sector Plan. Furthermore, the Development is compatible with the character of the neighborhood.

We appreciate your consideration and hope that you will follow MPC Professional Staff’s recommendation and approve the instant request.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By: 
Taylor D. Forrester

cc: John Shepard (*via email*)
Mike Reynolds (*via email*)