



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Use on Review Application 2-A-20-UR - 701 E. Hill Ave.**

1 message

**Jeff Grubb** <jgrubb@urbanstoragefund.com> Wed, Apr 8, 2020 at 3:58 PM  
Reply-To: jeff.a.grubb@gmail.com  
To: commission@knoxplanning.org  
Cc: Mike Reynolds <Mike.Reynolds@knoxplanning.org>, Warren <mdmiller620@gmail.com>

Dear Planning Commissioners,

Please accept the attached opinion letter from the director of Cushman Wakefield's regional multifamily team in association with the above referenced Use on Review application.

Thank you for your consideration.

Respectfully,

Jeff Grubb

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Jeff Grubb  
2121 Old Gatesburg Road, Suite 200  
State College, PA 16803  
814-441-4000

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



**Cushman Letter re Multifamily at 701 E Hill Ave - 040620.pdf**  
57K



Cushman & Wakefield U.S., Inc.  
1033 Demonbreun Street, Suite 600  
Nashville, TN 37203

April 6, 2020

Mr. Jeff Grubb  
Chairman, Urban Storage Fund

RE: 701 E. Hill Avenue – Future Multifamily Development  
Knoxville, TN

Dear Jeff,

We would like to provide our opinion of the viability of future multifamily development on the excess land area adjacent to the proposed self-storage development at 701 E. Hill Ave. This site is extremely unique and is one of the last true development sites in the Downtown Knoxville urban core. The proximity of the site to the historic charm of the downtown area coupled with the river views offered by the site sets it apart from most others in the market, including the brand-new product being built and leased in the city as we speak. In our opinion, this is the type of deal that will attract capital from multiple sections of the market, not just locally. Knoxville remains at the top of most developers list for expansion.

As we have discussed, we have spoken with and have received direct interest from nearly a dozen of our regional and local developer clients who we trust and know well regarding this site on a preliminary basis. It remains of interest and we look forward to broadly marketing it once the city has approved the storage project moving forward. We believe Knoxville needs more premium downtown multifamily product and we are excited to see the future on Hill Avenue.

The C&W Sunbelt Multifamily Team is set up a little differently than most brokerage shops, both internally and externally. We have 30 brokers across our 8-state region that are all strategically and financially aligned partners. In 2019, we closed over \$6.2BB worth of assets and land sales across almost 280 deals. We are confident that our platform and developer network will support and provide interest in this site.

Please let us know if you have any questions. Thank you for the opportunity to work with you on this future development.

Sincerely,

A handwritten signature in black ink, appearing to read "Robbie O'Bryan".

Robbie O'Bryan  
Director  
Cushman & Wakefield  
1033 Demonbreun Street, Suite 600  
Nashville, TN 37209

A handwritten signature in black ink, appearing to read "Brad Boston".

Brad Boston  
Senior Associate  
Cushman & Wakefield  
1033 Demonbreun Street, Suite 600  
Nashville, TN 37209



Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] Meeting Speaker Sign-up

1 message

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**David Dewhirst** <david@dewhirstproperties.com>

Wed, Apr 8, 2020 at 11:25 AM

Reply-To: david@dewhirstproperties.com

To: commission@knoxplanning.org

File #: 2-A-20-UR

David Dewhirst on behalf of Applicant

(given the format of the virtual meeting, I just wanted to ensure someone could speak on the density and parking advantages with the new proposed conditions)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] 2-A-20-UR

1 message

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**Mark** <mdmiller620@gmail.com>

Wed, Apr 8, 2020 at 11:21 AM

Reply-To: mdmiller620@gmail.com

To: commission@knoxplanning.org

Cc: Mike Reynolds <Mike.Reynolds@knoxplanning.org>, Helen Bachrach

<helenbachrach13@gmail.com>, John David & Donna Curry <jdcurry05@gmail.com>, Dana Dalton

<ddalton5978@comcast.net>, Noel Kuck <noelkuck@gmail.com>, Kaye Bultemeier

<kayebultemeier@gmail.com>, Warren Perry <wperry205@att.net>, Ed & Corrine Patrick

<ed1patrick@comcast.net>, zkerin <zkerin@utk.edu>, ndshelso@gmail.com, rickjnsn@hotmail.com

Commissioners,

I have reviewed the updated planning staff report for the Use on Review for the self storage facility. I appreciate the new approval conditions that the staff has recommended to ensure that the excess acreage at the site, if developed, will meet more appropriate DK-B zoning requirements. I also spoke with Mr. Grubb, who reiterated the new approval conditions and his plans for the storage facility. We still would advocate for a better use of the entire property, especially considering the current character and future plans for the community. However, we appreciate your willingness to work with us for the best possible use of this property in our neighborhood.

Thank you for your consideration and the work that you do.

Respectfully,

Mark Miller, President

Riverhill Gateway Neighborhood Association

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] File 2-A-20-UR (701 E. Hill Ave.)**

Jeff Grubb <jgrubb@urbanstoragefund.com>

Tue, Apr 7, 2020 at 11:23 AM

Reply-To: jeff.a.grubb@gmail.com

To: commission@knoxplanning.org

Cc: Mike Reynolds <Mike.Reynolds@knoxplanning.org>, Aarron Gray <gray@fulghummacindoe.com>

Dear Metropolitan Planning Commission,

Please see the attached conceptual site and elevation plans in association with the above referenced Use on Review application.

We developed these plans to illustrate how a multifamily development on the remaining acreage of the site could effectively buffer the storage building from the front of the site. While the designs shown on the exhibits are conceptual in nature and not final, we think they do an effective job of illustrating how well multifamily development could work on the balance of the site.

I am scheduled to discuss our project with Mark Miller, president of the Riverhill Gateway Neighborhood Association this evening. I plan to share these concept plans with Mr. Miller in advance of our call. I wanted to be sure you all had a chance to view them too.

Thank you.

--

Jeff Grubb  
2121 Old Gatesburg Road, Suite 200  
State College, PA 16803  
814-441-4000

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

**2 attachments**



**701 E Hill Ave Residential Site Concept Plan - 040720.jpg**  
3066K



**701 E Hill Ave Residential Elevation Concept Plan - 040720.jpg**  
2514K





Conceptual Residential Development  
701 East Hill Ave.  
View looking West toward Downtown Knoxville



Existing Site Conditions  
View from East Hill Ave.



Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] File 2-A-20-UR (701 E. Hill Ave.)**

Jeff Grubb <jgrubb@urbanstoragefund.com>

Tue, Apr 7, 2020 at 11:23 AM

Reply-To: jeff.a.grubb@gmail.com

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Thank you.

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Jeff Grubb  
2121 Old Gatesburg Road, Suite 200  
State College, PA 16803  
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**2 attachments**



**701 E Hill Ave Residential Site Concept Plan - 040720.jpg**  
3066K



**701 E Hill Ave Residential Elevation Concept Plan - 040720.jpg**  
2514K







Conceptual Residential Development  
701 East Hill Ave.  
View looking West toward Downtown Knoxville



Existing Site Conditions  
View from East Hill Ave.



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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## [Planning Commission Comment] Multifamily concept at Proposed Self Storage Site

4 messages

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**Warren** <mdmiller620@gmail.com>

Sat, Apr 4, 2020 at 7:21 AM

Reply-To: mdmiller620@gmail.com

To: Jeff Grubb &lt;jgrubb@urbanstoragefund.com&gt;, Jeff Grubb &lt;jeff.a.grubb@gmail.com&gt;

Cc: "commission@knoxplanning.org" <commission@knoxplanning.org>, Mike Reynolds <Mike.Reynolds@knoxplanning.org>, Helen Bachrach <helenbachrach13@gmail.com>, Dana Dalton <ddalton5978@comcast.net>, Noel Kuck <noelkuck@gmail.com>, Kaye Bultemeier <kayebultemeier@gmail.com>, Warren Perry <wperry205@att.net>, Stephanie Welch <swelch@knoxvilletn.gov>, "ed1patrick@comcast.net" <ed1patrick@comcast.net>, John David Curry <jdc Curry05@gmail.com>, "rickjnsn@hotmail.com" <rickjnsn@hotmail.com>, "gayden.green@yahoo.com" <gayden.green@yahoo.com>, "ndshelso@gmail.com" <ndshelso@gmail.com>, zkerin <zkerin@utk.edu>

Dear Mr. Grubb,

We wanted to reach out to you to see where your company is with regard to finding a potential buyer or partner who would like to build a new multifamily development on the excess acreage at the proposed self storage site? During the meeting last month, several commissioners expressed interest in this concept and ultimately postponed your use on review until the April 9th meeting to allow for this possibility.

We still think there could be a better use for the property than a self storage facility, especially concerning the future plans that the city has for this area. But, we also are willing to work with you, especially if your plans also include a multifamily concept. I am wondering, though, if what's going on with the economy currently has had an effect in soliciting interest in building a multifamily development?

We look forward to hearing from you and hope that you are staying well during these challenging times for our communities and country.

My Best,

Mark Miller, President

Riverhill Gateway Neighborhood Association

Sent from [Mail](#) for Windows 10

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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**Warren** <mdmiller620@gmail.com>

Sun, Apr 5, 2020 at 8:12 AM

Reply-To: mdmiller620@gmail.com

To: Jeff Grubb <jgrubb@urbanstoragefund.com>

Cc: "commission@knoxplanning.org" <commission@knoxplanning.org>, Mike Reynolds <Mike.Reynolds@knoxplanning.org>, Helen Bachrach <helenbachrach13@gmail.com>, Dana Dalton <ddalton5978@comcast.net>, Noel Kuck <noelkuck@gmail.com>, Kaye Bultemeier <kayebultemeier@gmail.com>, Warren Perry <wperry205@att.net>, Stephanie Welch <swelch@knoxvilletn.gov>, "ed1patrick@comcast.net" <ed1patrick@comcast.net>, John David Curry <jdcurry05@gmail.com>, "rickjnsn@hotmail.com" <rickjnsn@hotmail.com>, "gayden.green@yahoo.com" <gayden.green@yahoo.com>, "ndshelso@gmail.com" <ndshelso@gmail.com>

Hi Mr. Grubb,

Thanks for your reply. Yes, I would like to hear more about how it could be assured that the excess acreage at the site is developed to be compatible with the current zoning requirements. I don't think that our neighborhood association will ever be a fan of the self storage facility, because by it's very nature, it doesn't interact well with other uses in the neighborhood. But, I'd like to hear more about your new Use on Review approval conditions.

I could be available for a call either this Tuesday or Wednesday, after 5pm EDT. Just let me know what works for you and we can go from there.

Take care,

Mark Miller

865-607-7219

Sent from Mail for Windows 10

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**From:** Jeff Grubb

**Sent:** Saturday, April 4, 2020 11:10 AM

**To:** Warren

**Cc:** Jeff Grubb; [commission@knoxplanning.org](mailto:commission@knoxplanning.org); Mike Reynolds; Helen Bachrach; Dana Dalton; Noel Kuck; Kaye Bultemeier; Warren Perry; Stephanie Welch; [ed1patrick@comcast.net](mailto:ed1patrick@comcast.net); John David Curry; [rickjnsn@hotmail.com](mailto:rickjnsn@hotmail.com); [gayden.green@yahoo.com](mailto:gayden.green@yahoo.com); [ndshelso@gmail.com](mailto:ndshelso@gmail.com); zkerin

**Subject:** Re: Multifamily concept at Proposed Self Storage Site

Hello Mr. Miller.

Thank you for reaching out to me.

Yes, we are currently working on some multifamily concept plans for the excess acreage of our proposed storage site to share with the Planning Commission. I will be glad to share those with you early next week when they are done.

We are also working to develop additional Use on Review approval language that assures the excess acreage at the site is developed in a way that is compatible with the neighborhood under the City's new "Recode" zoning requirements.

Unfortunately, given the current Covid-19 related social distancing guidelines, I do not have plans to be in Knoxville next week. But I would be glad to schedule a telephone call to review the multifamily concept plans and the new Use on Review approval conditions I mention above, and answer any questions you may have. Please let me know your availability for a call.

Thank you again for reaching out.

Please stay safe and well.

Best,

Jeff Grubb

814-441-4000

On Sat, Apr 4, 2020 at 6:21 AM Warren <[mdmiller620@gmail.com](mailto:mdmiller620@gmail.com)> wrote:

Dear Mr. Grubb,

We wanted to reach out to you to see where your company is with regard to finding a potential buyer or partner who would like to build a new multifamily development on the excess acreage at the proposed self storage site? During the meeting last month, several commissioners expressed interest in this concept and ultimately postponed your use on review until the April 9th meeting to allow for this possibility.

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We look forward to hearing from you and hope that you are staying well during these challenging times for our communities and country.

My Best,

Mark Miller, President

Riverhill Gateway Neighborhood Association

Sent from [Mail](#) for Windows 10

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Jeff Grubb  
2121 Old Gatesburg Road, Suite 200  
State College, PA 16803  
814-441-4000

[Quoted text hidden]

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**Jeff Grubb** <jgrubb@urbanstoragefund.com>

Sat, Apr 4, 2020 at 11:10 AM

Reply-To: jeff.a.grubb@gmail.com

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Cc: Jeff Grubb <jgrubb@urbanstoragefund.com>, "commission@knoxplanning.org" <commission@knoxplanning.org>, Mike Reynolds <Mike.Reynolds@knoxplanning.org>, Helen Bachrach <helenbachrach13@gmail.com>, Dana Dalton <ddalton5978@comcast.net>, Noel Kuck <noelkuck@gmail.com>, Kaye Bultemeier <kayebultemeier@gmail.com>, Warren Perry <wperry205@att.net>, Stephanie Welch <swelch@knoxvilletn.gov>, "ed1patrick@comcast.net" <ed1patrick@comcast.net>, John David Curry <jdcurry05@gmail.com>, "rickjnsn@hotmail.com" <rickjnsn@hotmail.com>, "gayden.green@yahoo.com" <gayden.green@yahoo.com>, "ndshelso@gmail.com" <ndshelso@gmail.com>, zkerin <zkerin@utk.edu>

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Jeff Grubb

814-441-4000

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My Best,

Mark Miller, President

Riverhill Gateway Neighborhood Association

Sent from [Mail](#) for Windows 10

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Jeff Grubb  
[2121 Old Gatesburg Road, Suite 200](#)



State College, PA 16803

814-441-4000

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[Quoted text hidden]

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**Jeff Grubb** <jgrubb@urbanstoragefund.com>

Mon, Apr 6, 2020 at 11:01 AM

Reply-To: jeff.a.grubb@gmail.com

To: Warren <mdmiller620@gmail.com>

Cc: Jeff Grubb <jgrubb@urbanstoragefund.com>, "commission@knoxplanning.org" <commission@knoxplanning.org>, Mike Reynolds <Mike.Reynolds@knoxplanning.org>, Helen Bachrach <helenbachrach13@gmail.com>, Dana Dalton <ddalton5978@comcast.net>, Noel Kuck <noelkuck@gmail.com>, Kaye Bultemeier <kayebultemeier@gmail.com>, Warren Perry <wperry205@att.net>, Stephanie Welch <swelch@knoxvillekn.gov>, "ed1patrick@comcast.net" <ed1patrick@comcast.net>, John David Curry <jdc Curry05@gmail.com>, "rickjnsn@hotmail.com" <rickjnsn@hotmail.com>, "gayden.green@yahoo.com" <gayden.green@yahoo.com>, "ndshelso@gmail.com" <ndshelso@gmail.com>

Hi Mr. Miller,

Thank you for your reply.

I am free to talk tomorrow evening. Would you please suggest a time that works for you?

Thank you.

Jeff Grubb

814-441-4000

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] File 2-A-20-UR (701 E. Hill Ave)

1 message

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**Jeff Grubb** <jgrubb@urbanstoragefund.com>

Thu, Mar 12, 2020 at 9:05 AM

Reply-To: jeff.a.grubb@gmail.com

To: commission@knoxplanning.org

Dear Metropolitan Planning Commission,

Please accept the attached letter and multifamily conceptual site layout in association with the above referenced Use on Review application.

Thank you.

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Jeff Grubb  
2121 Old Gatesburg Road, Suite 200  
State College, PA 16803  
814-441-4000

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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### 2 attachments

 **701 E Hill Ave Multifamily Concept Sketch.pdf**  
8502K

 **Cushman Letter - 030520.pdf**  
110K



To whom it may concern:

Mr. Jeff Grubb with Urban Storage Fund has engaged our Nashville office of Cushman & Wakefield's Multifamily Advisory Group in order to solicit interest in his future property at 701 E. Hill Avenue in Knoxville.

We have been tasked with helping him find a potential buyer or partner who would like to build a new multifamily development on the excess acreage at the site. We have been in contact with several our developer clients who have expressed interest in the project. They are currently underwriting and evaluating the potential for the deal. My partners and I believe the demand for multifamily in urban Knoxville as well as the success of the surrounding apartment communities bode well for a finding a solution.

Please feel free to contact me with any questions or comments.

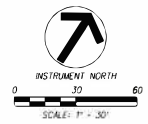
Sincerely,

**Robbie O'Bryan**  
Director  
Multifamily Advisory Group

Direct: +1 615 301 2825  
Mobile: +1 404 405 6620  
[Robbie.OBryan@cushwake.com](mailto:Robbie.OBryan@cushwake.com)



1033 Demonbreun Street, Suite 600  
Nashville, TN 37203 | USA  
[cushmanwakefield.com](http://cushmanwakefield.com)



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**HILL AVENUE STORAGE  
& APARTMENTS**  
701 E. HILL AVENUE  
KNOXVILLE, TENNESSEE 37915

**SPACESMART DEVELOPMENT COMPANY**  
2121 OLD GATESBURG ROAD, SUITE 200  
STATE COLLEGE, PA 16803  
CONTACT: JEFF CRUIBB  
TELEPHONE NO.: 814.441.4000  
EMAIL: jgrubbs@urbansmartdevelopment.com

**USE ON REVIEW  
SITE LAYOUT WITH  
EXISTING CONTOURS**



PROJ. NO.	DATE	BY	REVISION / ISSUE
		AMC	
		AMT	
		ASC	
	02/21/20		REVISD PER AMC COMMENTS
	11/25/19		ISSUED FOR REVIEW

Project	Sheet
650.001	C3
Date	11/25/19
Scale	1"=30'

Small vertical text at the bottom left corner, likely a copyright notice or disclaimer.



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

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**[Planning Commission Comment] Case Number 2-A-20-UR**

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'zkerin' via Commission &lt;commission@knoxplanning.org&gt;

Tue, Mar 10, 2020 at 12:16 PM

Reply-To: zkerin@utk.edu

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Dear Members of the Metropolitan Planning Commission,

As a Knoxville native and a downtown resident for over 23 years, I strongly disapprove of the building of a self storage facility in the downtown area. I have watched our downtown grow and develop into a wonderful destination for both locals and tourists, and do not believe that such a use of space will enhance that development in any way. So many other uses for that property would be so much more welcome and suitable for our beautiful river and wonderful trolley system, not to mention the Science Museum now in the works.

The fact that current zoning would not allow such a use for this property is evidence that it is not needed or wanted. Additionally, a Google search reveals that there are over 10 such self storage facilities within a five mile radius of downtown.

Please deny this project for the sake and conservation of beautiful preservation and enhancement of downtown Knoxville.

Thank you.

Sincerely,

Kathleen B. (Zibbie) Kerin  
[530 Riverfront Way](#)  
Knoxville, TN [37915](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

March 9, 2020

Dear Planning Commissioner,

I am writing regarding the Use on Review of 701 & 0 Hill Avenue, case 2-A-20-UR for an exception to allow a self-storage facility at this location.

Building a storage unit in our neighborhood is not compatible with our existing residential housing, non-profits and for-profit businesses.

The new 2020 zoning for our neighborhood does not allow storage facilities.

The extensive research that went into the new zoning clearly indicates this is not a fit for our neighborhood.

RiverHill Gateway Neighborhood Association was established four years ago.

Since then hundreds of hours and thousands of dollars have been spent beautifying the area. Utilizing grant money from the City of Knoxville, City People, Parks and Recreation and City Council plus generous donations from residents we have added planters on the East Hill Ave Bridge, murals on the Dwight Kessel Garage and at the Women's Basketball Hall of Fame, Art Wraps on a traffic control box and a KUB box, picnic tables, free little library boxes, flower gardens, trees and shrubs, a sculpture at the intersection of Volunteer Landing and East Hill Ave., plus our newly installed water bottle refilling station.

This beautification has better connected us with the rest of Downtown and brings tourists and residents to our non-profits and for-profit businesses. We are a major connection to the Waterfront and the Greenway, utilized by walkers, bikers, joggers and boaters.

A storage unit will not contribute nor be compatible in this area.

I respectfully request that the zoning exception not be allowed.

Sincerely,

Helen Bachrach, Immediate Past President

RiverHill Gateway Neighborhood Association



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

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**[Planning Commission Comment] 2-A-20-UR**

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**Noel Kuck** <noelkuck@gmail.com>  
Reply-To: noelkuck@gmail.com  
To: commission@knoxplanning.org

Mon, Mar 9, 2020 at 3:00 PM

I wish to STRONGLY protest the plan to allow construction of a storage facility on East Hill Ave. we, Riverhill Gateway Neighborhood have spent the past several years improving our neighborhood with art and inclusive activities. Additionally, the following facts need to be seriously considered as issues that have already been acknowledged by the City of Knoxville:

- **Not compatible with the character of our neighborhood**
- **Not consistent with the General Plan, which specifically says uses with automobile and truck oriented warehouse/distribution uses do not fit. Self storage is just a subdivided warehouse**
- **Likely negative impact on values of our properties**
- **New zoning rules wisely do not allow self storage units in the downtown zone**
- **Doesn't promote tourism, like the other tourist attractions in our neighborhood**
- **Diminishes the neighborhood appeal**
- **Other uses, like multi family housing, entertainment, dining, shopping, etc. are a better fit**
- **Traffic count for a self storage facility didn't include weekends, which would make up a majority of trips using trucks**
- **A self-storage facility doesn't contribute to the positive synergy of our neighborhood; it's basically a warehouse**

Noel Kuck

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



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

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**[Planning Commission Comment] Request to deny storage warehouse proposal in RiverHill Gateway neighborhood/Case # 2-A-20-UR**

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Dee Pierce &lt;megpierce78@gmail.com&gt;

Mon, Mar 9, 2020 at 10:56 PM

Reply-To: megpierce78@gmail.com

To: commission@knoxplanning.org

To Whom It May Concern:

My husband and I live at Promontory Point which is located at 850 Volunteer Landing Lane, Unit 404, near the proposed storage warehouse facility.

We are writing to oppose the proposal and ask that it is not allowed to fill the empty Sun Trust Bank building space.

We don't think this type of business should go into our River Hill Gateway neighborhood as we have worked diligently to promote an aesthetically pleasing community environment and are seeking to attract more speciality (mom/pop) retail/restaurants — not unattractive storage units.

The project is also not compatible with efforts to boost our riverside tourist attractions — such as the Women's Basketball Hall of Fame, Outdoor Knoxville Adventure Center, Tennessee Riverboat, Volunteer Princess and the Tn. River, itself.

Furthermore, new zoning rules in the neighboring residential area of Gay St., Old City and Market Square don't allow storage units in the downtown area.

And there's a strong likelihood that a storage facility would be viewed as an eyesore to prospective River Hill Gateway residents as well as hurt property values, long-term.

Please vote no on the storage facility.

Sincerely,

Mark and Dee Pierce

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





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

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**[Planning Commission Comment] Case Number is 2-A-20-UR**

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'Jean Sanford' via Commission <commission@knoxplanning.org>  
Reply-To: jean\_sanford@teamhealth.com  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>  
Cc: "Sanford, Michael W" <mwsanford@tva.gov>

Tue, Mar 10, 2020 at 7:59 AM

Please Forward This Email To all Knox County Planning Commissioners:

I would like to express my concern regarding the case number above regarding a self-storage facility. My husband and I live in Promontory Point. We live by two landmarks—Pat Summit's Basketball Hall of Fame and James White Fort. I don't think a storage facility right down the street from these two iconic buildings is the right thing to do. Something of this nature should be outside the city. Let's keep downtown beautiful and support tourism by using the property to enhance the city. We are definitely against this proposal.

**Jean Sanford, M.A.Ed, CMM**  
Executive Assistant and Meeting Planner

TeamHealth  
265 Brookview Centre Way #400 | Knoxville, TN 37919  
work: 865.293.5211 | email: [jean\\_sanford@teamhealth.com](mailto:jean_sanford@teamhealth.com)  
[teamhealth.com](http://teamhealth.com) | [facebook.com/teamhealth](https://www.facebook.com/teamhealth) | [@TeamHealth](https://twitter.com/TeamHealth)

*Becker's Hospital Review "150 Great Places to Work in Healthcare" – 2015, 2016, 2017, 2018, 2019*

**TEAMHealth.**

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron <dori.caron@knoxplanning.org>

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**[Planning Commission Comment] CASE 2-A-20-UR**

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**Warren** <wperry205@att.net>  
Reply-To: wperry205@att.net  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Mon, Mar 9, 2020 at 1:02 PM

Please include my letter to the Planning Commission Board

P. Warren Perry

Sent from [Mail](#) for Windows 10

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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 **Use on Review Letter.pdf**  
60K

To: Knoxville-Knox County Planning Commission  
400 Main Street, Suite 403  
Knoxville, TN 37902

Date: March 9, 2020

RE: CASE 2-A-20-UR  
Review of zoning exception for facility at 701 & 0 East Hill Ave.

It has recently come to my attention that a proposed deviation from the newest adopted zoning standards for the property and facility at 701 & 0 Hill Ave. has been proposed and will be reviewed at your meeting on March 12, 2020 @ 1:30. The proposal is to allow an indoor self-storage facility at this address. I add my total rejection and opposition to such an idea for this property! I encourage the Board to deny this deviation from the current zoning standards that make this type of use totally incompatible with the vision and function of this downtown neighborhood.

I am a current resident of Riverside I Condominiums, having moved to this location a little more than a year ago from the West Knoxville area. The reason for that move was to be a part of the growth of the downtown livability that was in progress. With restaurants, entertainment, amenities, non-profit tourist sites and a walk and bike trail along the river and throughout the neighborhood was/is the perfect draw to be a part of the viability and life that the area affords. Also; with Riverfront Way overlooking the river and Marina, it was a natural progression to move to enjoy the water, boating, rafting, kayaking, paddle boarding, jet skis, The Princess and The Star water cruises and festivals that are held annually along the riverfront.

I am confused as to why such a facility would even be considered for this area. I am not opposed to such facilities, that may have their need and place, but I am of the opinion that choosing to place such a facility at this location is totally out of character with the current and future development of this downtown neighborhood corridor. HOW does it fit with the previously mentioned livability of this area? HOW will it fit with the proposed new growth if dreams of The Knoxville Science Museum and perhaps a downtown ballpark become reality. The simple answer is "it does not fit, nor will it ever" in my opinion!

I do understand that there is a need to place this property back in use. I would question if there has been much thought given as to "best use " of the property. Is it necessary to decide with a bad fit, or would it be better for the long term to find a suitable use for this property that would enhance the standing of the neighborhood? I can think of/suggest mixed use business, a music venue or theatre, restaurant, hotel, private residence (and NOT as an attachment to the failed storage building idea) or a facility of learning.

A technical training facility for medical professions that are currently in short supply and will only grow worse, such as, Medical assistants, Certified Nursing Assistants, Patient Care Technicians, Therapists of various need and other healthcare support staff personnel.

I feel that this property needs life not more concrete! I urge the Members of the Planning Commission to look beyond the technical position that this property meets the requirements as set out under past coding regulations and make a decision to reject this use on review exception that would point to the new view that this type of proposal does not fit with the vibrancy, growth and character of this neighborhood.

Respectfully,

Warren Perry  
534 Riverfront way  
Knoxville, TN  
37915

A handwritten signature in black ink, appearing to read "Warren Perry". The signature is written in a cursive style with a large, looping initial "W".

Vice President — Riverside I Condominium HOA



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

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**[Planning Commission Comment] Self Storage Units- case number 2-A-20-UR.**

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**Roger Thompson** <omni.mtheory@gmail.com>

Mon, Mar 9, 2020 at 12:09 PM

Reply-To: omni.mtheory@gmail.com

To: commission@knoxplanning.org, John Curry &lt;jdcurry05@gmail.com&gt;

Dear Commissioners:

As a resident of the community in which you have a request to allow self storage units to be built in this area, I strongly object. The units will bring strangers to this area which will substantially and adversely impact this community and area. The damage to our safety, security and peace will be irreparable. Please do not further commercialize this wonderful residential community.

Roger Thompson  
956 Volunteer Landing Lane  
Knoxville, TN 37915

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

540 River Front Way  
Knoxville, TN 37915

February 28, 2020

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

Dear Sir/Madam,

I am writing to express my concern and objections regarding the use on review case #2-A-20-UR for an exception to allow the establishment of a self-storage facility at this location.

A storage facility brings an industrial aspect to a neighborhood which is largely residential, and oriented toward tourism. I have a great pride in the appearance, and the harmony of the recreation, tourism, and homes which this neighborhood represents. A storage facility is neither consistent with the original intent of the 2020 zoning regulations, or the character of this neighborhood. To rezone will likely diminish neighborhood appeal, and open the door for others to roll back zoning regulations meant to protect neighborhoods like ours.

For these reasons I respectfully appeal to Metropolitan Planning Commission to reject this use on review request.

Sincerely,



Robert Donohue



Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] Comments on CASE 2-A-20-UR

1 message

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**ohmichell33 via Commission** <commission@knoxplanning.org> Tue, Mar 3, 2020 at 11:02 AM  
Reply-To: ohmichell33@yahoo.com  
To: commission@knoxplanning.org

Please consider my comments and concerns in the attached letter to the Planning Commission.

John Michell

522 Riverfront Way

Knoxville, TN 37915

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



**Planning Commission Review 2-A-20-UR.pdf**

171K

To: Knoxville-Knox County Planning Commissioners  
400 Main Street, Suite 403  
Knoxville, TN 37902

Date: March 3, 2020

Re: CASE 2-A-20-UR  
Review of zoning exception for facility at 701 & O East Hill Avenue

I am writing you to express my objection to granting a deviation from the current zoning standards applicable to the property and facility at 701 East Hill Avenue. It is my understanding that the request (case 2-A-20-UR) before your planning board is to allow the operation of an indoor self-storage facility at this address.

Recent changes in zoning for this location effective January 1, 2020, reveal that the planning commission wishes this location to fall under DK-B zoning guidelines. This type of zoning is a better fit for this neighborhood, especially considering the primary occupancy is currently residential condominiums, multi-family apartments, hotel, and governmental offices.

As a current resident and homeowner in Riverside I Condominiums, I wish to express my concern for the exception being requested. Allowing this type of storage facility would not be the best fit to compliment the residential and office environment currently occupying this neighborhood.

I join with other local residents that object to the zoning exception being requested by Space Mart Development Company.

Respectfully,

John Michell  
522 Riverfront Way  
Knoxville, TN 37915





Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] Letter RE: 701 & 0 East Hill Ave Use on Review

5 messages

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**Mark Miller** <mdmiller620@gmail.com>

Tue, Feb 25, 2020 at 5:10 PM

Reply-To: mdmiller620@gmail.com

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

Cc: "ed1patrick@comcast.net" <ed1patrick@comcast.net>, Helen Bachrach <helenbachrach13@gmail.com>, Dana Dalton <ddalton5978@comcast.net>, John David Curry <jdcurry05@gmail.com>, "gayden.green@yahoo.com" <gayden.green@yahoo.com>, "rickjnsn@hotmail.com" <rickjnsn@hotmail.com>, zkerin <zkerin@utk.edu>, Noel Kuck <noelkuck@gmail.com>, Kaye Bultemeier <kayebultemeier@gmail.com>, "jsrose31@comcast.net" <jsrose31@comcast.net>, "a\_schuetz@msn.net" <a\_schuetz@msn.net>

Dear Planning Commission,

Please see attached letter for you consideration.

Thank you,

Mark Miller, President

Riverhill Gateway Neighborhood Association

[534 Riverfront Way](#)

[Knoxville, TN 37915](#)

Sent from [Mail](#) for Windows 10

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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**Planning Commission Letter.docx**

## *Riverhill Gateway Neighborhood Association*

February 25, 2020

Dear Planning Commissioner,

I am writing you on behalf of the Riverhill Gateway Neighborhood Association regarding the Use on Review of 701 & 0 Hill Avenue, case 2-A-20-UR, for an exception to allow use of a self-storage facility at this location.

Riverhill Gateway Neighborhood Association, established in 2016, is one of Knoxville's newest neighborhood organization located on the south end of downtown. One of our priorities is maintaining the character of our downtown neighborhood and assuring that future development is compatible with existing housing and contributes to other amenities in the area.

We represent owners and residents who live in Promontory Point and Riverside Condos, as well as residents who live in the Landings and Volunteer Landing Marina. The four major non-profits along East Hill Avenue are Blount Mansion, Legacy Parks Foundation, James White Fort, and the Women's Basketball Hall of Fame. Other business in the area include Ruth's Chris Steakhouse, Hotel Knoxville, Volunteer Marina, Billy Lush Board Shop, Three Rivers Rambler train and the Tennessee Boat Line for cruises.

Clearly, having a storage facility in our neighborhood would not contribute to or be compatible with the existing housing or amenities in the area. The proposed use would not bring tourists to area attractions, nor would it bring patrons to existing restaurants or hotels downtown. The proposed storage facility would also not bring residents and visitors to recreate on the Tennessee River or to walk, run or bike on our downtown greenways.

Also, with plans for the Knoxville Science Museum in the area, this proposed facility makes less sense as it would not contribute to the synergy of the museum, like complementary amenities such as restaurants or other attractions. It is also noteworthy that the new 2020 coding regulations, which were vetted extensively, no longer allow self-storage units in the downtown area, which directly implies that this is not the best use for this property or the downtown neighborhood.

It is for these reasons that we respectfully ask that you deny this Use on Review request. If you need more information, or have any questions, please feel free to contact me at 865-607-7219. Members of our association will also be in attendance on March 12<sup>th</sup> when this Use on Review is heard.

Respectfully,

Mark D. Miller, President  
534 Riverfront Way  
Knoxville, TN 37915

 14K

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**Mark Miller** <mdmiller620@gmail.com>

Tue, Feb 25, 2020 at 5:10 PM

Reply-To: mdmiller620@gmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: "ed1patrick@comcast.net" &lt;ed1patrick@comcast.net&gt;, Helen Bachrach &lt;helenbachrach13@gmail.com&gt;, Dana Dalton &lt;ddalton5978@comcast.net&gt;, John David Curry &lt;jdcurry05@gmail.com&gt;, "gayden.green@yahoo.com" &lt;gayden.green@yahoo.com&gt;, "rickjnsn@hotmail.com" &lt;rickjnsn@hotmail.com&gt;, zkerin &lt;zkerin@utk.edu&gt;, Noel Kuck &lt;noelkuck@gmail.com&gt;, Kaye Bultemeier &lt;kayebultemeier@gmail.com&gt;, "jsrose31@comcast.net" &lt;jsrose31@comcast.net&gt;, "a\_schuetz@msn.net" &lt;a\_schuetz@msn.net&gt;

[Quoted text hidden]

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 **Planning Commission Letter.docx**  
14K

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**John David Curry** <jdcurry05@gmail.com>

Tue, Feb 25, 2020 at 7:29 PM

Reply-To: jdcurry05@gmail.com

To: Mark Miller &lt;mdmiller620@gmail.com&gt;

Cc: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;, "ed1patrick@comcast.net" &lt;ed1patrick@comcast.net&gt;, Helen Bachrach &lt;helenbachrach13@gmail.com&gt;, Dana Dalton &lt;ddalton5978@comcast.net&gt;, "gayden.green@yahoo.com" &lt;gayden.green@yahoo.com&gt;, "rickjnsn@hotmail.com" &lt;rickjnsn@hotmail.com&gt;, zkerin &lt;zkerin@utk.edu&gt;, Noel Kuck &lt;noelkuck@gmail.com&gt;, Kaye Bultemeier &lt;kayebultemeier@gmail.com&gt;, "jsrose31@comcast.net" &lt;jsrose31@comcast.net&gt;, "a\_schuetz@msn.net" &lt;a\_schuetz@msn.net&gt;

Excellent work on this Mark! My only comment would be the same as Ed and Corinne's. The Science Museum and all of the families, kids etc it will draw is a big selling point for our position. Job well done!  
John David

Sent from my iPhone

On Feb 25, 2020, at 5:10 PM, Mark Miller <[mdmiller620@gmail.com](mailto:mdmiller620@gmail.com)> wrote:

Dear Planning Commission,

Please see attached letter for you consideration.

Thank you,

Mark Miller, President

Riverhill Gateway Neighborhood Association

534 Riverfront Way

Knoxville, TN 37915

Sent from Mail for Windows 10

<Planning Commission Letter.docx>

[Quoted text hidden]

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**Kaye Bultemeier** <kayebultemeier@gmail.com>

Tue, Feb 25, 2020 at 8:29 PM

Reply-To: kayebultemeier@gmail.com

To: Mark Miller <mdmiller620@gmail.com>

Cc: "commission@knoxplanning.org" <commission@knoxplanning.org>, "ed1patrick@comcast.net" <ed1patrick@comcast.net>, Helen Bachrach <helenbachrach13@gmail.com>, Dana Dalton <ddalton5978@comcast.net>, John David Curry <jdcurry05@gmail.com>, "gayden.green@yahoo.com" <gayden.green@yahoo.com>, "rickjnsn@hotmail.com" <rickjnsn@hotmail.com>, zkerin <zkerin@utk.edu>, Noel Kuck <noelkuck@gmail.com>, "jsrose31@comcast.net" <jsrose31@comcast.net>, "a\_schuetz@msn.net" <a\_schuetz@msn.net>

Great job Mark

"The world is a book and those who do not travel read only one page"

On Feb 25, 2020, at 17:10, Mark Miller <mdmiller620@gmail.com> wrote:

Dear Planning Commission,

Please see attached letter for you consideration.

Thank you,

Mark Miller, President

Riverhill Gateway Neighborhood Association

534 Riverfront Way

Knoxville, TN 37915

Sent from Mail for Windows 10

<Planning Commission Letter.docx>

[Quoted text hidden]

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**Ed Patrick** <ed1patrick@comcast.net>

Tue, Feb 25, 2020 at 6:45 PM

Reply-To: ed1patrick@comcast.net

To: Mark Miller <mdmiller620@gmail.com>

Cc: "commission@knoxplanning.org" <commission@knoxplanning.org>, Helen Bachrach <helenbachrach13@gmail.com>, Dana Dalton <ddalton5978@comcast.net>, John David Curry <jdcurry05@gmail.com>, "gayden.green@yahoo.com" <gayden.green@yahoo.com>, "rickjnsn@hotmail.com" <rickjnsn@hotmail.com>, zkerin <zkerin@utk.edu>, Noel Kuck <noelkuck@gmail.com>, Kaye Bultemeier <kayebultemeier@gmail.com>, "jsrose31@comcast.net" <jsrose31@comcast.net>, "a\_schuetz@msn.net" <a\_schuetz@msn.net>

well done And speedy too.

Ed and Corinne

Sent from my iPhone

On Feb 25, 2020, at 5:10 PM, Mark Miller <mdmiller620@gmail.com> wrote:

Dear Planning Commission,

Please see attached letter for you consideration.

Thank you,

2/27/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Letter RE: 701 & 0 East Hill Ave Use on Review

Mark Miller, President

Riverhill Gateway Neighborhood Association

534 Riverfront Way

Knoxville, TN 37915

Sent from Mail for Windows 10

<Planning Commission Letter.docx>

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Fwd:**

1 message

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**Mike Reynolds** <mike.reynolds@knoxplanning.org>

Thu, Feb 27, 2020 at 10:12 AM

Reply-To: mike.reynolds@knoxplanning.org

To: Commission <commission@knoxplanning.org>

FYI

----- Forwarded message -----

From: **Julie Webb** <juliedwebb26@gmail.com>

Date: Thu, Feb 27, 2020 at 8:36 AM

Subject:

To: <contact@knoxmpc.org>

Planning Commissioners  
Use on Review of 700 & O Hill Ave.,  
Case 2-A-20 UR

I am opposed to use of a self storage facility at this location. I live at 562 Riverfront Way (Riverside Condos).

Thank you,  
Julia D. Webb

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

542 Riverfront Way  
Knoxville, TN 37915  
February 24, 2010

FEB 26 2010

Knoxville-Knox County Planning  
400 South Main Street  
Knoxville, TN 37902

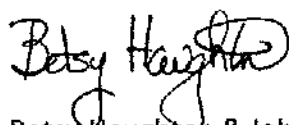
Re: Use on Review of 701 & O E. Hill Avenue for a Self-Storage Facility

We are writing to oppose approval of the application for a self-storage facility at 701 & O E. Hill Avenue and hope that the use on review is denied. As residents of the area and members of the Riverhill Gateway Neighborhood Association, we are opposed to this application for the following reasons:

- 1) A self-storage facility is not compatible with the neighborhood, which includes condominiums, apartments, a large hotel, restaurant, a planned science museum, several non-profits, and a bike-share station, to name but a few.
- 2) The proposed facility will likely negatively impact property values.
- 3) There has been extensive neighborhood involvement through the Riverhill Gateway Neighborhood Association to make the area not only welcoming, but also part of the downtown area's entertainment, dining, and shopping experiences. This includes planting flowers on the bridge connecting Gay Street to Hall of Fame Drive, supporting a country music mural on the Dwight Kessel garage, and developing a welcoming greenspace at the corner of Hill Avenue and Hall of Fame Drive. This greenspace includes a sculpture, plantings, fountain, free lending library, and other amenities. A self-storage facility is inconsistent with this type of neighborhood development and detracts from the efforts to build community among residents and support visitors to the area.
- 4) As we understand the One Year and Sector Plan of a Mixed Use Regional Center, cars and trucks associated with warehouses and distribution are not appropriate. A storage facility is basically a warehouse, while a self-storage facility is basically a warehouse with smaller sections so that individuals and groups can use it. Neither type of warehouse is consistent with the Plan or the neighborhood.

We understand the extensive work and consideration given to the new zoning plan, which included community input. We believe that those involved did not intend a self-storage facility to be part of what would support a vibrant downtown Knoxville. We are opposed to the use on review for the proposed self-storage facility and hope that the application is denied.

Sincerely,



Betsy Haughton & John T. Bushore



February 25, 2020



To: Knoxville-Knox County Planning Commission  
City- Country Building  
Suite 403, 400 Main Street  
Knoxville TN 37902

I oppose the use on review of 701 & 0 E. Hill Ave for the use of a self-storage facility, and hope that you will deny this request.

In discussion with other residents in this area, I have learned that use on review requests are supposed to:

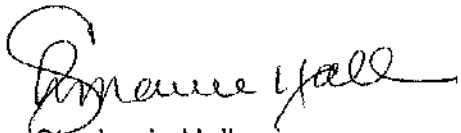
1. Be compatible with the character of the neighborhood including the size and location of buildings in the vicinity. We are primarily a residential community, consisting of combined rental and condominiums, with hotel residency at Hotel Knoxville. This proposed facility is not compatible with our vicinity's character. As my neighbor has said, "Neighboring properties such as a hotel, event venue, and future science center are the types of places people visit, enjoy, and complement each other. Self-storage does not add to the synergy that exists around here. It would create a permanent dead zone that lacks life. "
2. Be consistent with the General Plan, the One Year Plan, Sector Plans, and other adopted plans. The proposed use is inconsistent with the One Year and Sector Plan of MR-RC (Mixed Use Regional Center) which specifically says uses with automobile and truck oriented, warehouse/distribution uses do not fit. Self-storage is just a subdivided warehouse.
3. Not significantly injure the value of adjacent properties. A self-storage facility would not help adjacent property values at all, given the

typically poor esthetics of such structures, and could be assumed to have a negative effect in terms of visual quality of life.

Again, I quote my neighbor, with whom I agree: "The new zoning that went into effect January 1<sup>st</sup>, although not applicable because of the time the application was made, would not allow for this proposed use. This shows that the due diligence with the new zoning was intentional to not allow this. The professional planners that wrote the new zoning know that this type of use is incompatible with the vision and functioning of how a downtown area thrives. "

I am grateful to live in an area of downtown in which various communities (Promontory Point Condos, Riverside Condos, Volunteer Landing Marina and the Landings , the four major non-profits organizations: Blount Mansion, Legacy Parks, James White Fort, and the Women's Basketball Hall of Fame, and businesses Ruth's Chris Steakhouse, Hotel Knoxville, Volunteer Marina and Billy Lush Board Shop) come together as neighbors, all providing significant contributions to the vibrancy of our shared "neighborhood." I do not believe a self storage facility fits well with the living organizations who make up that neighborhood.

Thank you for your time and attention to this issue.



Stephanie Hall  
560 Riverfront Way  
Knoxville TN. 37915



Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] 701 & 0 E. Hill Ave. File # 2-A-20-UR

1 message

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**Nathaniel Shelso** <ndshelso@gmail.com>  
Reply-To: ndshelso@gmail.com  
To: commission@knoxplanning.org

Thu, Feb 20, 2020 at 4:16 PM

Planning Commission,

See attached letter regarding 2-A-20-UR.

Thanks,  
Nathaniel Shelso  
[ndshelso@gmail.com](mailto:ndshelso@gmail.com)  
(901) 484-3790

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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 **Letter 2-A-20-UR.pdf**  
27K

2/20/2020

Dear Planning Commission,

I'm writing in opposition to the use on review of 701 & 0 E. Hill Ave, case 2-A-20-UR, for the use of a self-storage facility. Please deny this request.

Use on review requests are supposed to:

1. Be compatible with the character of the neighborhood including the size and location of buildings in the vicinity
2. Be consistent with the General Plan, the One Year Plan, Sector Plans, and other adopted plans
3. Not significantly injure the value of adjacent properties

The proposed use does not satisfy the guidelines of what said use should do:

1. The character of the neighborhood, a downtown area, has no large self-storage facilities as proposed. Neighboring properties such as a hotel, event venue, and future science center are the types of places people visit, enjoy, and complement each other. Self-storage does not add to the synergy that exists around here. It would create a permanent dead zone that lacks life and economic activity.
2. The proposed use is inconsistent with the One Year and Sector Plan of MR-RC (Mixed Use Regional Center) which specifically says uses with automobile and truck oriented, warehouse/distribution uses do not fit. Self-storage is just a subdivided warehouse.
3. While measuring the impact on values of adjacent properties is difficult, I think it would be safe to assume that self-storage would not help adjacent values. The creation of a property with no nightlife or residents in a downtown area would likely injure adjacent property values growth.

The new zoning that went into effect January 1<sup>st</sup>, although not applicable to this review because of the time the application was made, would not allow for this proposed use. This shows that the due diligence with the new zoning was intentional to not allow this. The professional planners that wrote the new zoning know that this type of use is incompatible with the vision and functioning of how a downtown area thrives.

Once again, think about what our downtown area should be, please deny this request.

Thanks,

Nathaniel Shelso  
811 Avicé Lennon St.  
Knoxville, TN 37921  
(901) 484-3790  
[ndshelso@gmail.com](mailto:ndshelso@gmail.com)