

**RE: File Numbers: 4-D-20-SP, 4-D-20-PA, 4-D-20-RZ**

Dear MPC Commissioners:

The leadership team of the Historic Gibbs Drive Neighborhood Association, supports the Staff Recommendation to **deny the above captioned requests** for property located north of Gibbs Drive at Broadway.

**We ask that you approve the staff recommendation to deny the request**, based on the very sound reasons provided in the staff report.

Gibbs Dr. is an historic neighborhood in Fountain City. It forms the northern boundary of a solid, stable, older residential area bounded by Essary Dr., Jacksboro Pike/Tazewell Pike, and Broadway. This residential triangle is characterized by well-maintained, historic homes. Our neighborhood and its associated property use restrictions would be severely damaged by destabilizing any portion of the area.

We have existing Deed restrictions in place that have been extensively litigated all the way to the state court of appeals in 2017. This overall property rezoning request (At the time including the Home and this subdivided parcel) was rejected by the courts. The attempt to subvert the restriction by use of a subdivision of the property will only lead to more litigation and cost for all parties.

We additionally note this parcel is in a flood plain and any development on this could damage our properties and could cause Essary road to be further blocked by the now annual winter floods. This is an emergency vehicle and school traffic corridor and would be a risk to develop further.

We feel the Planning Commission staff has given valid reasons to deny the Sector Plan, One Year Plan, and Rezoning requests.

#### **SECTOR PLAN:**

According to the Staff Report, there is no change in conditions that would warrant a change to the Sector Plan. Additionally, as the Staff Report states: *"amending this parcel would likely apply pressure to the area for the neighboring residential parcel to flip to Office land use as well."* (Sector Plan Report, page 12-2)

#### **ONE YEAR PLAN:**

As the Staff Report states, the One Year Plan Amendment to O (Office) should be denied because *"...it does not meet the criteria for One Year Plan amendments and could cause adverse impacts for neighboring residential properties. Deny O (Office) zoning because it is not consistent with the North City Sector Plan designation and could cause adverse impacts for neighboring residential properties"* (One Year Plan Report, page 12-2)

#### **REZONING:**

As the Staff Report states, the Rezoning should be denied because:

*"1. Almost half of the property is in a 100-year floodplain. 2. There is no direct access to this parcel from Broadway Avenue; current proposed access, approved during the plat process, shows access off of Broadway onto the adjoining property. 3. Due to the stream that runs along the northwest property line, this property is separated from the adjacent commercial uses. It sits higher than the commercial properties, and the floodplain is on the part of the parcel closer to the stream. This increases the likelihood that a new structure would be situated closer to the residential properties than the commercial ones. 4. N. Broadway Avenue is a major arterial and has developed as a commercial corridor. Typically, office use on an arterial would be appropriate and would provide a transitional buffer between the commercial uses along the arterial and the residential uses behind that frontage parcel. However, in this case, that frontage parcel is in a residential zone and contains a single family home that forms the entry to the subdivision. That fact, plus the separation from other commercial uses by the stream, make the office use inappropriate at this location." (One Year Plan Amendment/Rezoning Report, page 12-3).*

For all of these valid reasons, we ask that the Staff Recommendation to **Deny** the Sector Plan, One Year Plan, and Rezoning request be approved.

Please feel free to contact us at: 865-604-1633, [smashburn@gmail.com](mailto:smashburn@gmail.com)

Yours truly,

Sam Mashburn and Steve Muffler, Co-Chairs, Historic Gibbs Drive Neighborhood Association.

David Wilson Long  
Dennis B. Ragsdale  
John B. Waters III  
J. Michael Ivens  
J. Randolph Miller  
Garrett P. Swartwood  
Jennifer Milligan Swindle\*  
Lee A. Popkin  
W. Michael Baisley  
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Long, Ragsdale & Waters, P.C.

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Taylor D. Forrester  
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C. Paul Harrison<sup>†</sup>  
Christopher A. Hall<sup>†</sup>

John B. Waters, Jr. (1929-2018)  
R. Louis Crossley, Jr. (1953-2019)

June 10, 2020

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

Via email only

Re: MPC File Nos. 4-D-20-SP; 4-C-20-RZ; 4-D-20-PA – Amendment to Sector Plan, One  
Year Plan and Zoning to Office

Dear Commissioners,

The purpose of the correspondence is to offer some clarity to the concerns regarding access to the parcel at issue (the "Property").

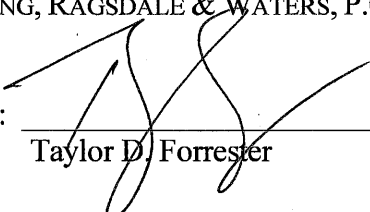
The Tennessee Department of Transportation ("TDOT") will not issue a permit for access until it has reviewed a site plan showing how the site will be developed. However, TDOT will provide feedback on how to get the entrance to meet requirements, making the access concept approvable.

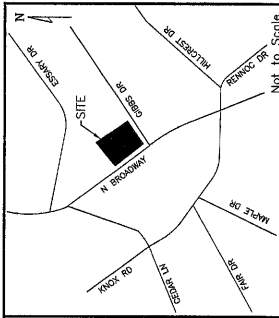
TDOT has reviewed and determined an approvable access concept for the Property. That access concept is reflected on the rendering titled "Highway Entrance Permit for Gibb's & Maloney Addition to Fountain City Lot 3R" enclosed herewith.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

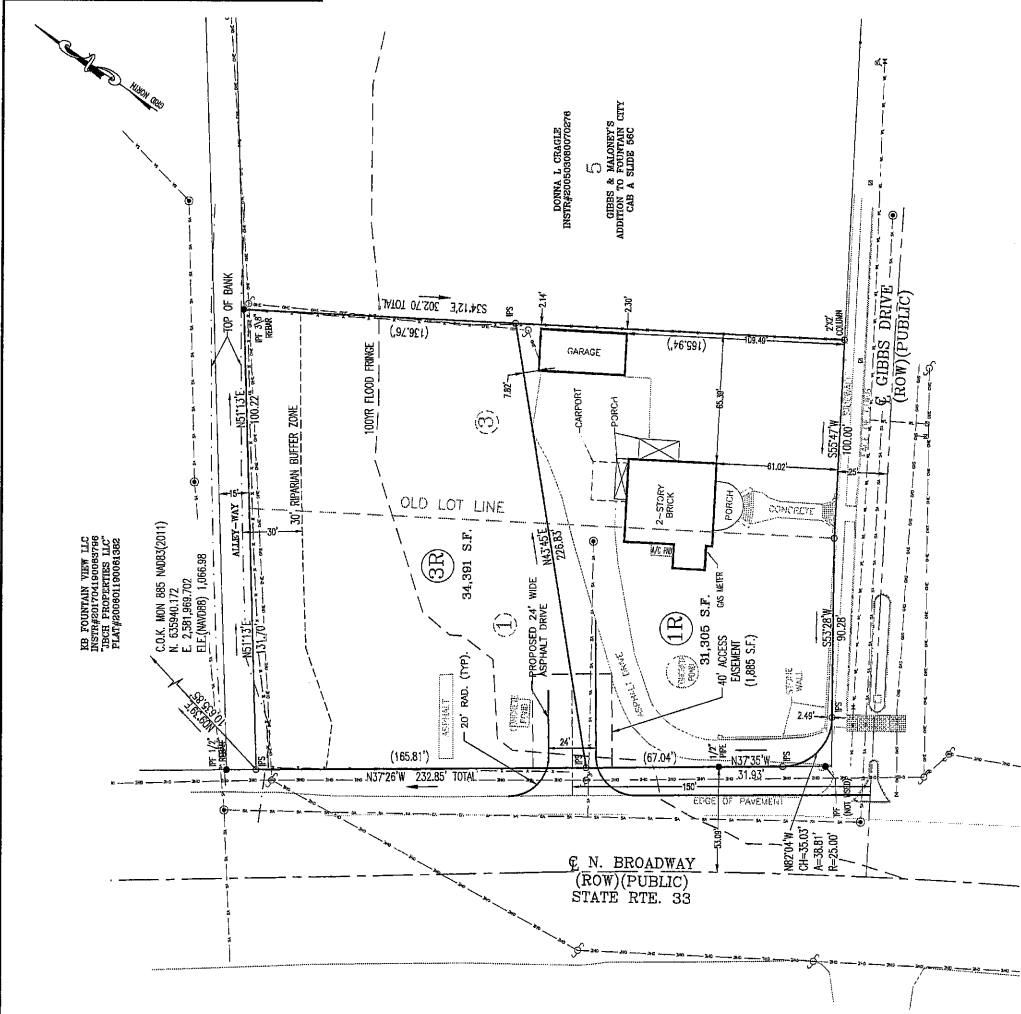
By:

  
Taylor D. Forrester



# LOCATION MAP

- NOTES:
1. IRON PIN FOUND (IPT) SHOWN ON PLAN. ALL OTHERS SET BY RINAP, WHICH ARE NOT SHOWN ON PLAN.
  2. SHOWN ON PLAN. ALL OTHERS SET BY RINAP, WHICH ARE NOT SHOWN ON PLAN.
  3. THIS PROPERTY IS ZONED R-1.
  4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
  5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
  6. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
  7. NORTH IS BASED ON CITY OF KNOXVILLE CONTROL MONUMENTS AND ADJACENT PROPERTY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.



**HIGHWAY ENTRANCE PERMIT**

**GIBBS & MALONEY'S ADDITION TO FOUNTAIN CITY LOT 3R**

TAX MAP 58 EJ PARCEL 12  
DISTRICT 2, KNOX COUNTY, TENNESSEE  
CITY BLOCK 34100, 34TH WARD, CITY OF KNOXVILLE

SCALE: 1"=40' 12/3/19

OWNER/DEVELOPER  
ROBERT A. WHALEY  
REGISTERED ENGINEER & LAND SURVEYOR  
KNOXVILLE, TN 37918  
PHONE: (606) 680-2866

DEED REFERENCE: INSTR# 200108140012174  
PLAT REFERENCE: CAB. A SLIDE 56C

25030-EP

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - SANITARY SEWER MANHOLE
  - SSIMH
  - CLEAN-OUT
  - POWER POLE
  - WATER VALVE
  - WATER METER
  - GAS VALVE
  - FENCE
  - GAS LINE
  - OVERHEAD UTILITIES
  - WATER LINE
  - SANITARY SEWER LINE



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

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**[Planning Commission Comment] Case 4-D-20-PA**

1 message

**Jessica Majors** <jesslanning96@gmail.com>

Wed, Jun 10, 2020 at 10:42 AM

Reply-To: jesslanning96@gmail.com

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

Cc: John Majors &lt;johnmajors1@gmail.com&gt;

Dear Commissioners,

We are writing to encourage you to DENY the request made in this case. We are the property owners across the street from the Dempster home and are right next door to the Broadway commercial property built a few years ago. Had we been in our residence at the time of that rezoning we certainly would have opposed it. We have had to learn to deal with the excessive noise of trash removal from the commercial businesses beginning as early as 3am daily. We also have vehicles parked in front of our home on a regular basis as the commercial lot gets full.

Last week our fence, backyard and greenery were caught on fire by someone on the commercial property throwing a cigarette into the landscaping bed.

We are making the best of our current situation with non-residential neighbors directly beside us but would like to avoid having non-residential property viewable out our front windows. We feel it would negatively impact the Gibbs neighborhood and the historic charm of the street.

Additionally, how can we gain access to the Zoom meeting?

Much Appreciation,

John and Jessica Majors  
2810 Gibbs Drive

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

David Wilson Long  
Dennis B. Ragsdale  
John B. Waters III  
J. Michael Ivens  
J. Randolph Miller  
Garrett P. Swartwood  
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John B. Waters, Jr. (1929-2018)  
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June 8, 2020

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

Via email only

Re: MPC File Nos. 4-D-20-SP; 4-C-20-RZ; 4-D-20-PA – Amendment to Sector Plan, One Year Plan and Zoning to Office

Dear Commissioners,

The above matters are on your agenda for the meeting on Thursday, June 11, 2020. I represent Robert A. Whaley ("Mr. Whaley") in his efforts to obtain a Plan designation and zoning of O-1 for the parcel located at 0 N. Broadway Ave, also know as Parcel ID 58-EJ-01202 (the "Property").

The General Plan provides the criteria that is to be considered when determining a Sector Plan amendment. These criteria are identified in the Plan Amendment Report. Only one of these requirements must be met to justify an amendment to the Sector Plan. Although an amendment to the Sector Plan from LDR to O likely satisfies any of the enumerated requirements, the requested amendment most clearly satisfies the requirement of "Trends in Development that Warrant Reconsideration of the Plan."

The obvious "trend in development" is the recent development of the property located at 5150 N. Broadway ("Adjacent Property"). As you may recall, the Adjacent Property received an Amendment to Sector Plan, One Year Plan and zoning to NC and O a few years ago. Now the Adjacent Property is developed with a thriving development consisting of minor medical, restaurant and retail. The Planning Staff Report for the Adjacent Property recommended approval of the Plan and Zoning amendments. Rather than quote that Staff Report, please find it attached hereto as **Exhibit 1**.

The rezoning request to O is an appropriate request for the Property. The Planning Staff Report recommends that O zoning be denied on unsupported fear and speculation. The rezoning request to O satisfies the requirements for an amendment set forth in the Planning Staff Report, which will be addressed hereinbelow.

First, the *proposed amendment is necessary based on the substantially changed conditions* in the area. As referenced above, the Adjacent Property has now been rezoned O and NC and developed with

accordingly. There is no parcel in the area that abuts Broadway Drive other than these two tracts owned by Mr. Whaley that have a Residential zoning. Requiring the Property to remain zoned residential essentially amounts to a taking of the Property because a residential tract that abuts Broadway in this area has zero market value.

Secondly, the *proposed amendment is consistent with the intent and purpose of the zoning ordinance* because an O zoning is intended to provide for an environment of low intensity office and service uses, mixed with residential. The Property will serve as a transition between single family residential and more intense commercial by being rezoned to O.

The rezoning *will not cause an adverse impact* when considering that the O zone is intended to be a transition between commercial and single-family residential areas. The development on the Adjacent Property provides evidence that this rezoning will not have a negative impact. The Planning Staff Report cites as adverse effects that (i) over half of the Property is in the 100 year flood plain, (ii) the previously approved plat does not show direct access, (iii) the stream may cause the development to sit closer to the residential properties, (iv) the Property is adjacent to a single family home and (v) the separation from other commercial uses by the stream make office use inappropriate.

In response, (i) three fourths (3/4) of the Property can still be developed; (ii) Mr. Whaley requested shared access at that time, but agrees that the Property should have its own separate access; (iii) even assuming this is the case then the development would sit closer to Mr. Whaley's residence; (iv) this adjacent home is where Mr. Whaley lives; and (v) streams separate commercial developments throughout the City of Knoxville.

We believe the Plan and Rezoning amendments to O is an appropriate, consistent, and non-impactful request for the Property. Thank you for your consideration of the instant matter and hope that you will support the rezoning request.

I hope that you can support our request herein.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By: \_\_\_\_\_

Taylor D. Forrester





## KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION PLAN AMENDMENT REPORT

► **FILE #:** 7-E-15-SP (REVISED)

**AGENDA ITEM #:** 34

**AGENDA DATE:** 10/8/2015

► **APPLICANT:** SMITH-LINDSEY DEVELOPMENT, LLC

**OWNER(S):** Smith-Lindsey Development, LLC

**TAX ID NUMBER:** 58 E H 020 & 021

[View map on KGIS](#)

**JURISDICTION:** Council District 4

**STREET ADDRESS:** 2800 Gibbs Dr

► **LOCATION:** South side Gibbs Dr., east side N. Broadway

► **APPX. SIZE OF TRACT:** 1.62 acres

**SECTOR PLAN:** North City

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**ACCESSIBILITY:** Access is N. Broadway, a major arterial street with 4 lanes and a center turn lane and 52' of pavement width within 90' of right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** First Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / R-1 (Low Density Residential)

► **PROPOSED PLAN DESIGNATION:** NC (Neighborhood Commercial) & O (Office)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Any use permitted by C-1 and O-1 zoning

**EXTENSION OF PLAN DESIGNATION:** Yes, extension of commercial designation from the southeast

**HISTORY OF REQUESTS:** No sector plan amendments have been requested for this site

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Gibbs Dr. - House / LDR

South: Chick Fil A restaurant / GC

East: House / LDR

West: N. Broadway - Kroger shopping center / MU-SD (NC-6)

**NEIGHBORHOOD CONTEXT** This site is at the southwest corner of Gibbs Dr. and N. Broadway. All properties along Gibbs Dr. have remained zoned R-1 and developed with residential uses. Properties to the north, south and west, fronting on N. Broadway are developed with commercial uses under C-3, C-6 and PC-1.

### STAFF RECOMMENDATION:

- **ADOPT RESOLUTION # 7-E-15-SP**, amending the North City Sector Plan to O (Office) and NC (Neighborhood Commercial) and recommend that City Council also adopt the sector plan amendment. (See attached resolution, Exhibit A.)



Staff recognizes that the property is not desirable for residential uses. The proposed plan designations of neighborhood commercial and office create an acceptable land use pattern that will allow reasonable use of the property fronting on N. Broadway but will offer some protection to neighboring residential uses. Office uses, proposed to be placed along Gibbs Dr., would be more compatible with adjacent residential and are not as likely to generate as much traffic or have late business hours. The proposed land use pattern is logical in that it steps down in intensity from the C-3 zoning and development to the southeast to the R-1 zoning and development to the northwest.

#### **COMMENTS:**

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been recently made to N. Broadway or area utilities, but they are adequate to serve the proposed uses. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes low density residential uses for the site, consistent with the current R-1 zoning. This designation has been retained over the years, despite several updates to the North City Sector Plan. The current LDR designation is appropriate and is not an error. However, staff recognizes that the site, as currently zoned, has been vacant for many years and is likely not desirable for a new residential use. The recommended office and neighborhood commercial plan designations will allow the applicant reasonable use of the site, while minimizing the potential negative impact on adjacent residential uses.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

No changes in government policy apply in this case. MPC has twice recommended against non-residential zoning at this location. Previous public policy, as well as plan updates, have determined that low density residential uses should be maintained at this location. City Council has referred this matter back to MPC for consideration of the revised land use designations, which are more appropriate than the originally requested general commercial designations and C-3 zoning.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

No new information has become available to reveal the need for a plan amendment. Other than the redevelopment of the Kroger site to the west and development of Chick Fil A to the south, very little has changed since the previous denials. The adjacent zoning was C-3 at the time of those denials. With the recommended One Year Plan amendment to office and neighborhood commercial, an area of transition would be established between adjacent general commercial and residential uses.

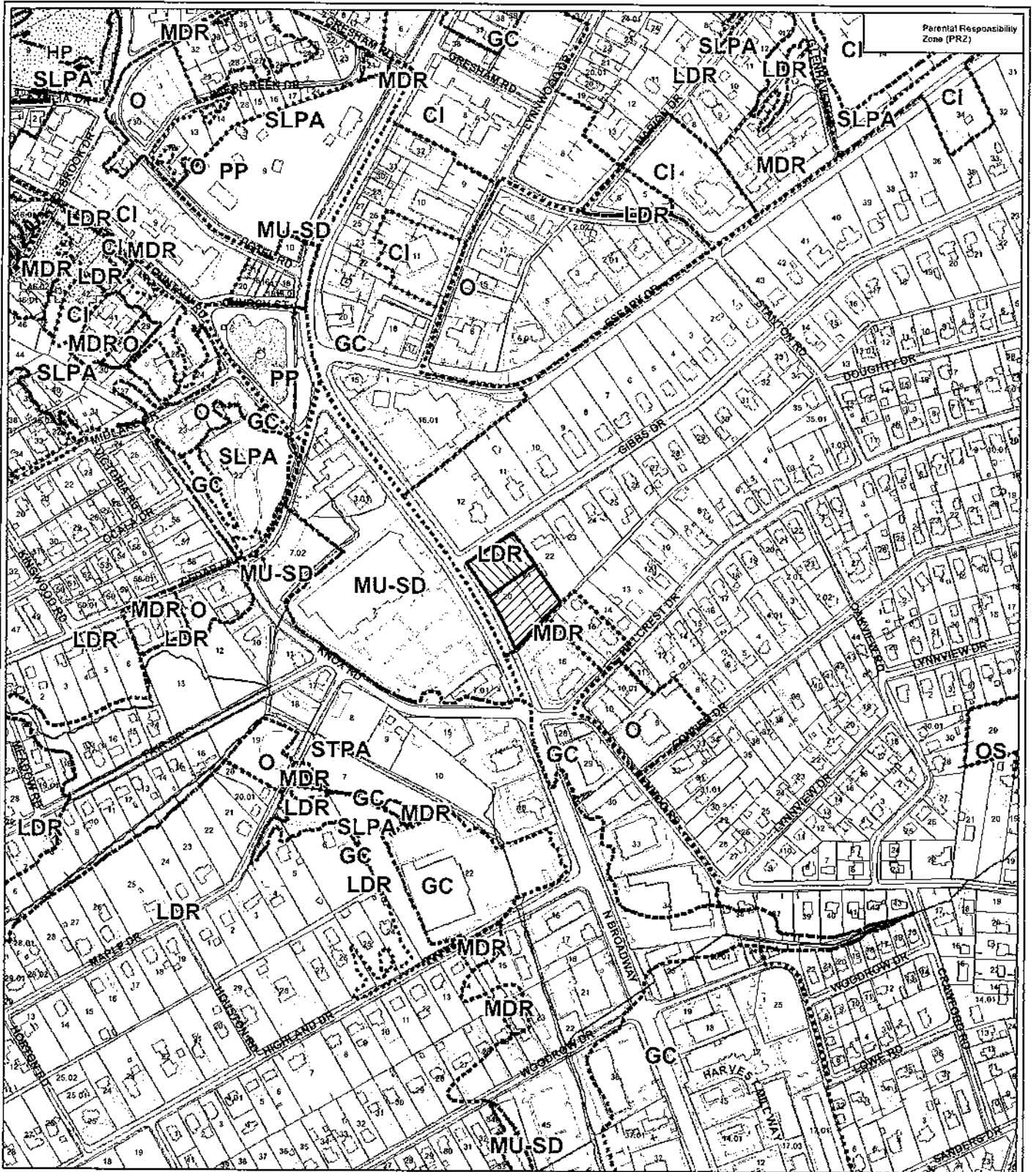
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

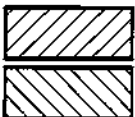
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/10/2015 and 11/24/2015. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**7-E-15-SP  
SECTOR PLAN AMENDMENT - STAFF RECOMMENDATION**



From: LDR (Low Density Residential)  
To: NC (Neighborhood Commercial)

From: LDR (Low Density Residential)  
To: O (Office)

Original Print Date: 9/30/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Smith-Lindsey Development

Map No: 58  
Jurisdiction: City

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## KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION PLAN AMENDMENT/REZONING REPORT

► **FILE #:** 7-H-15-RZ **AGENDA ITEM #:** 34  
7-D-15-PA (REVISED) **AGENDA DATE:** 10/8/2015

► **APPLICANT:** SMITH-LINDSEY DEVELOPMENT  
**OWNER(S):** Smith-Lindsey Development, LLC

**TAX ID NUMBER:** 58 E H 020 & 021 [View map on KGIS](#)

**JURISDICTION:** Council District 4

**STREET ADDRESS:** 2800 Gibbs Dr

► **LOCATION:** South side Gibbs Dr., east side N. Broadway

► **TRACT INFORMATION:** 1.62 acres.

**SECTOR PLAN:** North City

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**ACCESSIBILITY:** Access is N. Broadway, a major arterial street with 4 lanes and a center turn lane and 52' of pavement width within 90' of right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** First Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Low Density Residential)

► **PROPOSED PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) and O (Office) / C-1 (Neighborhood Commercial) and O-1 (Office, Medical & Related Services)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Any use permitted by C-1 and O-1

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of commercial plan designation and zoning from the south

**HISTORY OF ZONING REQUESTS:** For this site, O designation and O-3 zoning was denied in 1990 (4-I-90-PA/4-O-90-RZ) and GC and C-3 was denied in 1991 (10-A-91-PA/10-A-91-RZ). NC and C-1 was also denied across Gibbs Dr. to north in 1999 (7-G-99-PA/7-K-99-RZ).

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING** North: Gibbs Dr. - House / LDR / R-1 (Low Density Residential)

South: Chick Fil A restaurant / GC / C-3 (General Commercial)

East: House / LDR / R-1 (Low Density Residential)

West: N. Broadway - Kroger shopping center / MU-SD (NC-6) / PC-1 (Retail & Office Park)

**NEIGHBORHOOD CONTEXT:** This site is at the southwest corner of Gibbs Dr. and N. Broadway. All properties along Gibbs Dr. have remained zoned R-1 and developed with residential uses. Properties to the north, south and west, fronting on N. Broadway are developed with commercial uses under C-3, C-6 and PC-1.

#### **STAFF RECOMMENDATION:**

- **RECOMMEND that City Council APPROVE O (Office) and NC (Neighborhood Commercial) One Year Plan designations, as requested.**

Staff recognizes that the property is not desirable for residential uses. The proposed plan designations of neighborhood commercial and office create an acceptable land use pattern that will allow reasonable use of the property fronting on N. Broadway but will offer some protection to neighboring residential uses. Office uses, proposed to be placed along Gibbs Dr., would be more compatible with adjacent residential and are not as likely to generate as much traffic or have late business hours. The proposed land use pattern is logical in that it steps down in intensity from the C-3 zoning and development to the southeast to the R-1 zoning and development to the northwest.

- **RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) and C-1 (Neighborhood Commercial) zoning, as requested.**

Staff recommends O-1 and C-1 zoning, consistent with the One Year Plan recommendation. The same reasoning for the plan recommendation listed above applies to the rezoning request. O-1 and C-1 zoning will allow reasonable use of the property while also minimizing the potential negative impact on adjacent residential uses. It is staff's understanding that an agreement has been reached between the Gibbs Drive neighborhood group, Fountain City Town Hall and the developer to support this proposal.

#### **COMMENTS:**

The applicant had originally requested C-3 zoning for the entire parcel, with the corresponding One Year Plan and sector plan amendments to general commercial. MPC staff recommended office plan designations and O-1 zoning and MPC approved the staff's recommendation on July 9, 2015. When the items were considered by City Council, the applicant had apparently reached a compromise with adjacent Gibbs Drive homeowners to consider the now proposed split of O-1 and C-1 zoning, with corresponding plan amendments. On September 1, 2015, City Council referred the applications back to MPC for consideration of the revised requests.

#### **ONE YEAR PLAN AMENDMENT REQUIREMENTS:**

**CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)**

A. **AN ERROR IN THE PLAN** - The current One Year Plan proposes low density residential uses for the site, consistent with the current R-1 zoning. This designation has been retained over the years, despite a One Year Plan update each year and several updates to the North City Sector Plan. The current LDR designation is appropriate and is not an error. However, staff recognizes that the site, as currently zoned, has been vacant for many years and is likely not desirable for new residential use. The recommended office and neighborhood commercial plan designations will allow the applicant reasonable use of the site, while minimizing the potential negative impact on adjacent residential uses.

B. **A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA** - No known improvements have been recently made to N. Broadway or area utilities, but they are adequate to serve the proposed uses. Public water and sewer utilities are available to serve the site.

C. **A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN** - No changes in government policy apply in this case. MPC has twice recommended against non-residential zoning at this location. Previous public policy, as well as plan updates, have determined that low density residential uses should be maintained at this location. City Council has referred this matter back to MPC for consideration of the revised land use designations, which are more appropriate than the originally requested general commercial designations and C-3 zoning.

D. **NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT** - No new information has become available to reveal the need for a plan amendment. Other than the redevelopment of the Kroger site to the west and development of Chick Fil A to the south, very little has changed since the previous denials. The



adjacent zoning was C-3 at the time of those denials. With the recommended One Year Plan amendment to office and neighborhood commercial, an area of transition would be established between adjacent general commercial and residential uses.

**REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):**

**THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:**

1. C-1 zoning is appropriate for commercial development backing up to residential uses. O-1 zoning provides reasonable use of the remainder of the property, without introducing intrusive commercial uses directly across from and next to established residential uses.
2. O-1 and C-1 uses are compatible with the surrounding land use and zoning pattern and will establish a transition area between adjacent commercial and residential uses.
3. With the recommended One Year Plan amendment to Office and Neighborhood Commercial and the same recommended amendment to the North City Sector Plan on the associated application (7-E-15-SP), O-1 and C-1 zoning would be consistent with applicable adopted plans for the area.

**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:**

1. The O-1 zone, as described in the zoning ordinance, is intended to provide areas for professional and business offices and related activities that require separate buildings surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices, as well as suburban locations near residential neighborhoods.
2. The C-1 zone, as described in the zoning ordinance, is established to provide areas in which the principal use of land is devoted to the neighborhood store. It is a restricted commercial district, limited to a narrow range of retail, service and convenience goods only on the first floor of a structure. This district is designed for areas where large commercial operations are undesirable, but where proprietary stores are useful and desirable for the neighborhood.
3. Based on the above general intent, this site is appropriate for the proposed O-1 and C-1 zoning.

**THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:**

1. The recommended O-1 and C-1 zoning is compatible with the surrounding land uses and zoning pattern.
2. The proposed zoning will not create any direct or indirect adverse effects in the surrounding area or any other part of the County.
3. The existing streets are adequate to handle additional traffic generated by allowing office and neighborhood commercial uses on this now vacant site.

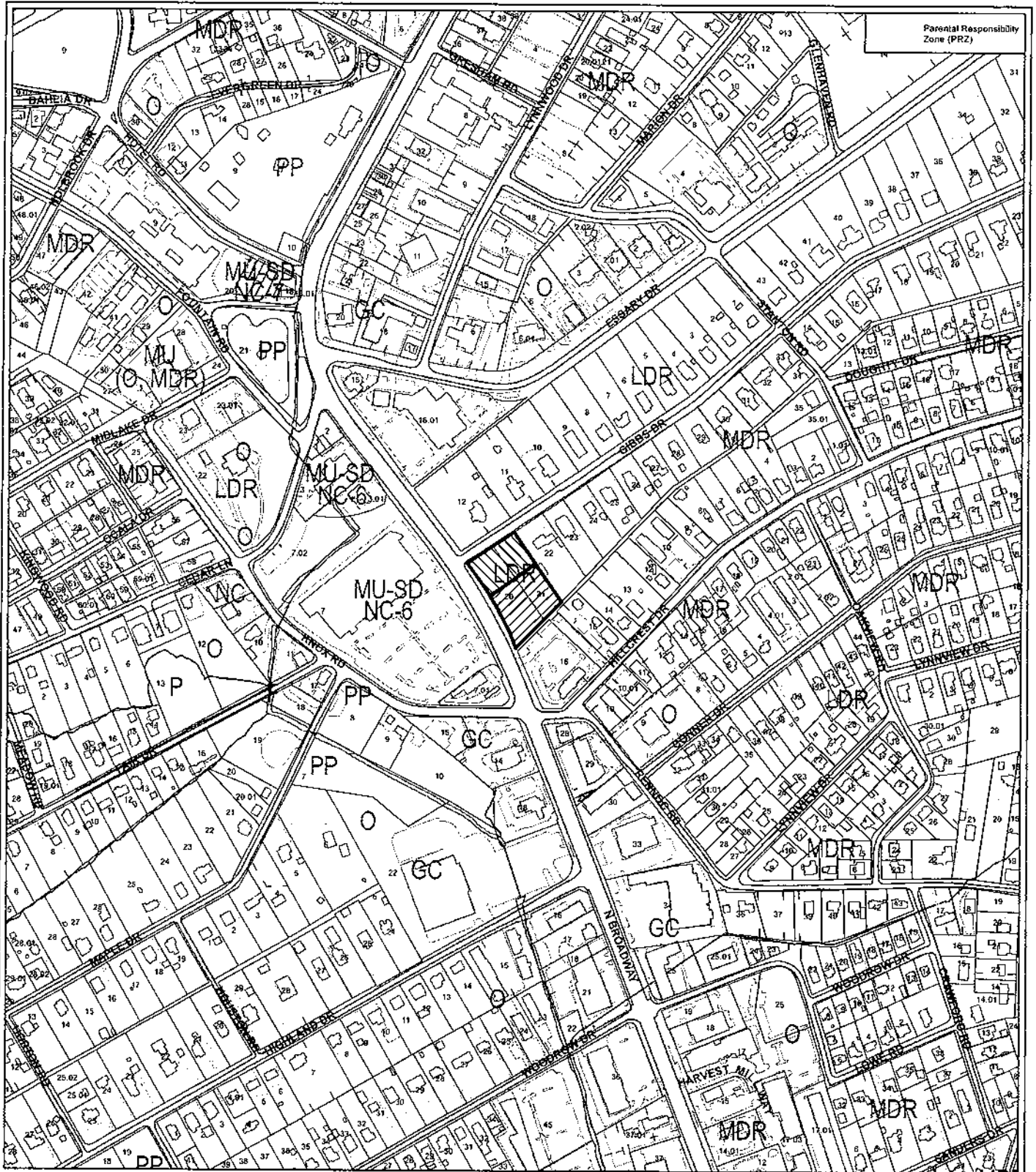
**THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:**

1. With the recommended amendment of the North City Sector Plan to Office and Neighborhood Commercial on the associated application (7-E-15-SP), O-1 or C-1 zoning would be consistent with the plan.
2. With the recommended amendment of the City of Knoxville One Year Plan to Office and Neighborhood Commercial, O-1 or C-1 zoning would be consistent with the plan.
3. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. The recommended O-1 and C-1 zoning does not present any apparent conflicts with any other adopted plans.

**ESTIMATED TRAFFIC IMPACT:** Not required.

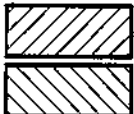
**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/10/2015 and 11/24/2015. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



7-D-15-PA

# ONE YEAR PLAN AMENDMENT - STAFF RECOMMENDATION



From: LDR (Low Density Residential)  
To: NC (Neighborhood Commercial)

From: LDR (Low Density Residential)  
To: O (Office)

Original Print Date: 9/30/2015  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Smith-Lindsey Development

Map No: 58

Jurisdiction: City

0 500  
Feet







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

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**[Planning Commission Comment] 4-D-20-SP / 4-C-20-RZ / 4-D-20-PA - please deny**

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**Kevin P. Murphy** <murphysprings@gmail.com>

Sun, Jun 7, 2020 at 10:57 AM

Reply-To: murphysprings@gmail.com

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

Cc: Carlene Malone &lt;carlene.malone@gmail.com&gt;, Lindsay.crockett@knoxplanning.org

Dear Planning Commissioners,

For the lot behind 2805 Gibbs Drive, I encourage you to deny the application for 4-D-20-SP / [4-C-20-RZ](#) / 4-D-20-PA. I'll let neighbors and Fountain City Town Hall speak in about other conditions such as access and buildability, but I wish to speak to the impact to Gibbs Drive Historic District listed on the National Register. The full listing is available here: <https://npgallery.nps.gov/GetAsset/24eb0d42-79d1-44d2-8834-0e79cad74044/>

The subject parcel is subdivided from 2805 Gibbs Drive, the entrance to the Gibbs Drive Historic District. From the National Register nomination, the information describes the contributing historic structure at 2805 Gibbs Drive:

2805 Gibbs Drive, (c. 1924). Dempster House. Neoclassical. Two and one-half story frame with brick veneer wall covering. Hip roof with one-story extension on west elevation, hip roof facade dormer, sawn wood balustrade at top of roof and barrel-shaped concrete tile roof covering. One- over-one, double-hung and nine-light casement windows. Two-story, half-round central porch covers half of facade, has fluted wood columns topped with Ionic capitals. Sawn wood balustrade at roofline of porch. Two brick chimneys. Rock-face fieldstone foundation. Sidelights and fanlight at facade entry comprised of leaded and beveled glass. Irregular plan. Stone wall at facade sidewalk with piers set with electric lanterns that mark steps. Dempster, the inventor of the Dempster dumpster and mayor of Knoxville, lived here from 1928-1933. (Contributing)

Dr. Jim Tumblin wrote an excellent article in [KnoxTNToday.com](https://www.knoxtntoday.com/george-r-dempster-the-later-years/) about the first occupant of the house, George Dempster: <https://www.knoxtntoday.com/george-r-dempster-the-later-years/>. My grandmother performed in plays at Knoxville High School with one of the Dempster daughters.

The Dempster House is a key contributing feature of the Gibbs Drive Historic District. **The subject parcel is within the Gibbs Drive Historic District boundaries** and would not

The rezoning of this parcel and development to office uses would threaten the historical integrity of the Dempster house, especially as the access easement to the office parcel would be through the residential Dempster House. It is a short line to draw from this rezoning to a future rezoning of 2805, the Dempster House, which would erode the entrance to Gibbs Drive and detract from the integrity of the Gibbs Historic District.

Please deny the sector plan amendment, one year plan amendment, and rezoning of this parcel.

Sincerely,

--Kevin

Kevin Murphy  
[4508 Murphy Rd](#)  
Knoxville, TN 37918

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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] June, 2020 Agenda Item 7; File Numbers: 4-D-20-SP, 4-D-20-PA, 4-D-20-RZ**

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**Carlene Malone** <carlene.malone@gmail.com>  
Reply-To: carlene.malone@gmail.com  
To: Commission <commission@knoxplanning.org>

Fri, Jun 5, 2020 at 10:22 AM

The Board of Fountain City Town Hall, Inc., continues to oppose the Plan Amendment and Rezoning requests for this property and re-submits our April 6, 2020 letter, copied below. We agree with the planning staff recommendation and ask that you **deny** the requested changes.  
Thank you. Carlene V. Malone

**TO:** Planning Commissioners  
**FROM:** Fountain City Town Hall, Inc.  
**DATE:** April 6, 2020  
**RE:** Agenda Item: 12. File Numbers: 4-D-20-SP, 4-D-20-PA, 4-D-20-RZ

Dear Commissioner:

I appreciate the arrangements that have been made to enable the public to electronically participate in the April 12, 2020, meeting.

The Board of Fountain City Town Hall, Inc., supports the Staff Recommendation to **deny the above captioned requests** for property located north of Gibbs Drive at Broadway.

**We ask that you approve the staff recommendation to deny**, based on the very sound reasons provided in the staff report.

Gibbs Dr. is an historic neighborhood in Fountain City. It forms the northern boundary of a solid, stable, older residential area bounded by Essary Dr., Jacksboro Pike/Tazewell Pike, and Broadway. This residential triangle is characterized by well-maintained, diverse housing. Our community would be severely damaged by destabilizing any portion of this triangle.

The Planning Commission staff has given valid reasons to deny the Sector Plan, One Year Plan, and Rezoning requests.

**SECTOR PLAN:**

According to the Staff Report, there is no change in conditions that would warrant a change to the Sector Plan. Additionally, as the Staff Report states: *"amending this parcel would likely apply pressure to the area for the neighboring residential parcel to flip to Office land use as well."* (Sector Plan Report, page 12-2)

**ONE YEAR PLAN:**

As the Staff Report states, the One Year Plan Amendment to O (Office) should be denied because *"...it does not meet the criteria for One Year Plan amendments and could cause adverse impacts for neighboring residential properties. Deny O (Office) zoning because it is not consistent with the North City Sector Plan designation and could cause adverse impacts for neighboring residential properties"* (One Year Plan Report, page 12-2)

## REZONING:

As the Staff Report states, the Rezoning should be denied because:

*"1. Almost half of the property is in a 100-year floodplain. 2. There is no direct access to this parcel from Broadway Avenue; current proposed access, approved during the plat process, shows access off of Broadway onto the adjoining property. 3. Due to the stream that runs along the northwest property line, this property is separated from the adjacent commercial uses. It sits higher than the commercial properties, and the floodplain is on the part of the parcel closer to the stream. This increases the likelihood that a new structure would be situated closer to the residential properties than the commercial ones. 4. N. Broadway Avenue is a major arterial and has developed as a commercial corridor. Typically, office use on an arterial would be appropriate and would provide a transitional buffer between the commercial uses along the arterial and the residential uses behind that frontage parcel. However, in this case, that frontage parcel is in a residential zone and contains a single family home that forms the entry to the subdivision. That fact, plus the separation from other commercial uses by the stream, make the office use inappropriate at this location."* (One Year Plan Amendment/Rezoning Report, page 12-3)

For all of these valid reasons, we ask that the Staff Recommendation to Deny the Sector Plan, One Year Plan, and Rezoning request be approved.

Please feel free to contact us at: 865-687-8148

Yours truly,

Charlotte Davis and Carlene V. Malone, Co-Chairs, Fountain City Town Hall, Inc., Land Use Committee

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"To abandon facts is to abandon freedom...If nothing is true, then all is spectacle.  
The biggest wallet pays for the most blinding lights."  
[-Timothy Snyder, *On Tyranny*]

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



**Gibbs DR. 2020.docx**  
14K



**TO:** Planning Commissioners

**FROM:** Fountain City Town Hall, Inc.

**DATE:** April 6, 2020

**RE:** Agenda Item: 12. File Numbers: 4-D-20-SP, 4-D-20-PA,  
4-D-20-RZ

Dear Commissioner:

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For all of these valid reasons, we ask that the Staff Recommendation to Deny the Sector Plan, One Year Plan, and Rezoning request be approved.

Please feel free to contact us at: 865-687-8148

Yours truly,

Charlotte Davis and Carlene V. Malone, Co-Chairs, Fountain City Town Hall, Inc.,  
Land Use Committee



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

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**[Planning Commission Comment] RE: Agenda Item: 12. File Numbers: 4-D-20-SP, 4-D-20-PA,4-D-20-RZ - Historic Gibbs Drive**

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**Sam Mashburn** <smashburn@gmail.com>

Thu, Apr 9, 2020 at 5:47 PM

Reply-To: smashburn@gmail.com

To: Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;, commission@knoxplanning.org

Cc: Connie And Gene Cavanaugh <connie5890@comcast.net>, Greg Obenschain <globelawn@comcast.net>, "Huffman, James, Judy" <huffman3009@comcast.net>, Nan Dickinson <nan.dickinson@gmail.com>, Paul Dickinson <paul.dickinson6659@gmail.com>, My Monty Howard <Montyhoward1@gmail.com>, Kristina Howard <kristinafhoward@gmail.com>, Mary Muffler <maryk.muffler@gmail.com>, Steve Muffler <steve.muffler@gmail.com>, Beverly Keith <bevkeith614@gmail.com>, Jim Howell <jhowell488@cs.com>, infusionlandscapes@gmail.com, Carolyn Riggs <csays2@gmail.com>, "Gibbs Drive (Lopez, Pedro, Synda)" <lopezpedrop@gmail.com>, tsb7797@yahoo.com, Stephen Hornbaker <janethm@comcast.net>, johnbenjamin40@aol.com, Sharon Howard <sharonehoward@gmail.com>, Kevin <howard321@comcast.net>, Jennifer Merryman <jennifer.merryman@knoxschools.org>, "Merryman, Randy" <knoxmerry@ymail.com>, Corey Te Ridner <tridner75@gmail.com>, ashmustang66@yahoo.com, Nic Mingie <nicmingie@gmail.com>, Lindsey Mingie <lindseyjpatton@gmail.com>, Tim Barbara A Wiegenstein <2artfolk@gmail.com>, Carol Lind <carol.lind@att.net>, Tiffanyfain86@gmail.com, Donna Currie <donnaCCurrie@gmail.com>, "Barry And Donna, Fernagle" <fernagle@icx.net>, rvmashburn mashburn <rfvmashburn@gmail.com>, "Bales, Steve, Cheryl" <momcpa1100@aol.com>, "Buddy And Kathy, Odom" <kathieoart@gmail.com>, Kathy Cloninger <kocloninger@gmail.com>, Kirsten Pena <kirstene.pena@gmail.com>, "McDonald, Sammie" <sammyesue@att.net>, Justin Long <justin@knoxdrives.com>, Ruth Henegar <laurel.henegar@gmail.com>, Carol Z Shane <czkeys88@gmail.com>, Carol Shane <carolzshane@gmail.com>, NeldaHome <hill.nelda@gmail.com>, "Paul and Mary Jane, Galyon" <paulgalyon7202@comcast.net>, Markus Chady <mchady@gmail.com>, Erin Chady <eschady@gmail.com>, David Hensley <david@knoxdrives.com>, Lori Hensley <lori.a.hensley@gmail.com>, Shannon McCullock <shannon.mccullock@gmail.com>, "Combs, Sarah" <scombs50@gmail.com>, Carlene Malone <carlene.malone@gmail.com>

Update on the MPC meeting, the rezoning was delayed on request by 60 days. the applicant requested the delay. I was ready to speak I guess we will do this all again in 2 months.

**Sam Mashburn**

US: +1.865.604.1633

Skype: smashburn68

Skype: 865.686.8947

[smashburn@gmail.com](mailto:smashburn@gmail.com)

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

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**[Planning Commission Comment] RE: Agenda Item: 12. File Numbers: 4-D-20-SP, 4-D-20-PA,4-D-20-RZ - Historic Gibbs Drive**

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**Laurel Henegar** <laurel.henegar@gmail.com>

Mon, Apr 13, 2020 at 7:51 PM

Reply-To: laurel.henegar@gmail.com

To: Sam Mashburn &lt;smashburn@gmail.com&gt;

Cc: Amy Brooks <amy.brooks@knoxplanning.org>, commission@knoxplanning.org, Connie And Gene Cavanaugh <connie5890@comcast.net>, Greg Obenschain <globelawn@comcast.net>, "Huffman, James, Judy" <huffman3009@comcast.net>, Nan Dickinson <nan.dickinson@gmail.com>, Paul Dickinson <paul.dickinson6659@gmail.com>, My Monty Howard <Montyhoward1@gmail.com>, Kristina Howard <kristinafhoward@gmail.com>, Mary Muffler <maryk.muffler@gmail.com>, Steve Muffler <steve.muffler@gmail.com>, Beverly Keith <bevkeith614@gmail.com>, Jim Howell <jhowell488@cs.com>, infusionlandscapes@gmail.com, Carolyn Riggs <csays2@gmail.com>, "Gibbs Drive (Lopez, Pedro, Synda)" <lopezpedrop@gmail.com>, tsb7797@yahoo.com, Stephen Hornbaker <janethm@comcast.net>, johnbenjamin40@aol.com, Sharon Howard <sharonehoward@gmail.com>, Kevin <howard321@comcast.net>, Jennifer Merryman <jennifer.merryman@knoxschools.org>, "Merryman, Randy" <knoxmerry@ymail.com>, Corey Te Ridner <tridner75@gmail.com>, ashmustang66@yahoo.com, Nic Mingie <nicmingie@gmail.com>, Lindsey Mingie <lindseyjpatton@gmail.com>, Tim Barbara A Wiegenstein <2artfolk@gmail.com>, Carol Lind <carol.lind@att.net>, Tiffanyfain86@gmail.com, Donna Currie <donnaCCurrie@gmail.com>, "Barry And Donna, Fernagle" <fernagle@icx.net>, rvmashburn mashburn <rfvmashburn@gmail.com>, "Bales, Steve, Cheryl" <momcpa1100@aol.com>, "Buddy And Kathy, Odom" <kathieoart@gmail.com>, Kathy Cloninger <kocloninger@gmail.com>, Kirsten Pena <kirstene.pena@gmail.com>, "McDonald, Sammie" <sammyesue@att.net>, Justin Long <justin@knoxdrives.com>, Carol Z Shane <czkeys88@gmail.com>, Carol Shane <carolzshane@gmail.com>, NeldaHome <hill.nelda@gmail.com>, "Paul and Mary Jane, Galyon" <paulgalyon7202@comcast.net>, Markus Chady <mchady@gmail.com>, Erin Chady <eschady@gmail.com>, David Hensley <david@knoxdrives.com>, Lori Hensley <lori.a.hensley@gmail.com>, Shannon McCullock <shannon.mccullock@gmail.com>, "Combs, Sarah" <scombs50@gmail.com>, Carlene Malone <carlene.malone@gmail.com>

Sam and Steve, I deeply appreciate all your hard work!

Laurel Henegar @2832 Gibbs Drive

[Quoted text hidden]

*Laurel E. Henegar*

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] Agenda Item No. 12

1 message

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**Taylor Forrester** <TForrester@lrwlaw.com>

Wed, Apr 8, 2020 at 2:50 PM

Reply-To: tforrester@lrwlaw.com

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

Dear Commissioners,

As the applicant, I will be respectfully requesting a postponement of Agenda Item No. 12. I understand that this postponement request will have to be approved by the Commissioners when the matter is called for consideration.

Respectfully yours,

Taylor D. Forrester

TAYLOR D. FORRESTER



1111 N. Northshore Drive, Suite S-700

Knoxville, Tennessee 37919

(865) 584-4040

(865) 584-6084 fax

[www.lrwlaw.com](http://www.lrwlaw.com)

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



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

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**[Planning Commission Comment] PC Agenda Item 12**1 message

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**Carlene Malone** <carlene.malone@gmail.com>

Mon, Apr 6, 2020 at 9:09 AM

Reply-To: carlene.malone@gmail.com

To: Commission &lt;commission@knoxplanning.org&gt;, Gerald Green

&lt;gerald.green@knoxplanning.org&gt;, Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

Please see the attached memo from Fountain City Town Hall, Inc.

Thank you and our very best wishes to all of you as you continue to serve on behalf of our community.

Carlene Malone

**TO:** Planning Commissioners

**FROM:** Fountain City Town Hall, Inc.

**DATE:** April 6, 2020

**RE:** Agenda Item: 12. File Numbers: 4-D-20-SP, 4-D-20-PA, 4-D-20-RZ

Dear Commissioner:

I appreciate the arrangements that have been made to enable the public to electronically participate in the April 12, 2020, meeting.

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**We ask that you approve the staff recommendation to deny,** based on the very sound reasons provided in the staff report.

Gibbs Dr. is an historic neighborhood in Fountain City. It forms the northern boundary of a solid, stable, older residential area bounded by Essary Dr., Jacksboro Pike/Tazewell Pike, and Broadway. This residential triangle is characterized by well-maintained, diverse housing. Our community would be severely damaged by destabilizing any portion of this triangle.

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Please feel free to contact us at: 865-687-8148

Yours truly,

Charlotte Davis and Carlene V. Malone, Co-Chairs, Fountain City Town Hall, Inc., Land Use Committee

--

"To abandon facts is to abandon freedom...If nothing is true, then all is spectacle.

The biggest wallet pays for the most blinding lights."

[-Timothy Snyder, *On Tyranny*]

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



**Gibbs DR. 2020.docx**

14K

**TO:** Planning Commissioners

**FROM:** Fountain City Town Hall, Inc.

**DATE:** April 6, 2020

**RE:** Agenda Item: 12. File Numbers: 4-D-20-SP, 4-D-20-PA,  
4-D-20-RZ

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Yours truly,

Charlotte Davis and Carlene V. Malone, Co-Chairs, Fountain City Town Hall, Inc.,  
Land Use Committee



Dori Caron <dori.caron@knoxplanning.org>

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**[Planning Commission Comment] April PC Agenda Item 12, File Numbers: 4-D-20-SP, 4-D-20-PA, 4-C-20-RZ**

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**Carlene Malone** <carlene.malone@gmail.com>

Wed, Apr 1, 2020 at 3:34 PM

Reply-To: carlene.malone@gmail.com

To: Commission <commission@knoxplanning.org>, Gerald Green <gerald.green@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>, Michelle Portier <michelle.portier@knoxplanning.org>

Dear Planning Commissioners:

The above captioned requests are of great importance to Fountain City and to the residents of Historic Gibbs Dr.

Because of the impact of the requested changes, and due to the extensive barriers to public participation caused by the coronavirus, the Board of Fountain City Town Hall asks that these items be postponed for 90 days.

Thank you.

Best,  
Carlene V. Malone, Co-Chair, Land Use Committee  
Fountain City Town Hall, Inc.

--

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