

**FOUNTAIN CITY TOWN HALL, INC.**

P.O. BOX 18001, Knoxville, TN, 37928-8001

**January 4, 2021**

**RE: Agenda Item 17, File No. 1-E-21-RZ, Randy Guignard, Cafe International, LLC**

Dear Planning Commissioner:

The Board of Fountain City Town Hall, Inc., requests that the rezoning to Planned Residential be limited to one dwelling unit per acre.

**Our request remains consistent with, and in support of, the 3-8-18 MPC professional Staff Recommendation, to approve the rezoning to Planned Residential at a density of one dwelling unit per acre. Both the on-site conditions and the off-site conditions which served as the basis of the 3-8-18 recommendation have not changed.**

As noted in the **3-8-18 MPC Staff Report**, Planned Residential at one dwelling unit per acre is appropriate given the physical constraints of this site.

The site is very steep. Of the total 80 acres, only 22 acres are outside the Hillside and Ridgetop Protection area. Thirty-seven (37) acres have slopes above 15%, with more than twenty-eight (28) of those acres having slopes ranging from 25% to above 40%. Additionally, almost 19 acres are designated floodway.

Additionally, the **3-8-18 MPC Staff Report** states: "***There is very limited vehicular access from this property to the only street available to enter/exit, Beverly Road. The road network in this area is substandard. The history of serious flooding is well documented.***"

Thank you for considering our request to limit the Planned Residential zoning to one dwelling unit per acre.

Sincerely,

Charlotte Davis and Carlene Malone, Land Use Committee Co-Chairs

Fountain City Town Hall, Inc.

cc: Amy Brooks, Michelle Portier