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June 7, 2021

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

Re: Agenda Item No. 27 – 6-D-21-UR – Crescent Bend Development LLC

Dear Commissioners:

I represent Crescent Bend Development LLC (“Crescent”) in its requested Use on Review approval for the development of 78 additional units to the existing apartment complex (the “Development”) on the property located at 1040 Ebenezer Road (the “Property”). The existing apartment complex is known as the Crescent Ebenezer.

On September 13, 2018, the Planning Commission approved the development of the Crescent Ebenezer. At the time of that approval, the plan was for the Property to be developed an assisted living/independent living facility. However, because of the COVID-19 pandemic the demand for assisted living/independent living facilities has severely diminished. The demand for apartments continues to be high, as does other available housing. In fact, the Crescent Ebenezer is at 100% occupancy.

Planning Commission Staff recommends approval of the Development subject to 8 conditions. Crescent submits that it can comply with the 8 conditions and requests that this Commission follow Staff recommendation and approve the proposed Development. The Development satisfies the criteria established by the Knox County Zoning Ordinance, specifically the PR zoning district (“Zoning Ordinance”) for uses permitted on review. As more fully set forth in Professional Staff’s Use on Review Report, the Development is in harmony with the general purpose and intent of the Zoning Ordinance and is consistent with the General Plan and the Southwest County Sector Plan. Furthermore, the Development is compatible with the character of the neighborhood.

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

Respectfully yours,

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