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June 8, 2021

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

Re: Agenda Item No. 12 – 5-J-21-RZ – Taylor D. Forrester o/b/o OFR Investments, LLC

Dear Commissioners:

I represent OFR Investments, LLC (“OFR”) in its requested rezoning of the property located at 1820 Amherst Road (“Property”) from RN-1 to RN-2. A zoning designation of RN-2 will afford OFR the ability to increase the residential unit density on the Property. OFR’s proposed development will consist of two-family dwelling units on the Property, which will require a separate Special Use approval by this Planning Commission.

The rezoning request satisfies the requirements established by the Knoxville Zoning Ordinances. The demand for affordable housing and the lack of availability in Knoxville is a substantially changed or changing condition. In addition, the rezoning to RN-2 will not result in adverse effects to the area as it consists mostly of residential dwelling units and located adjacent to an industrial zone that is primarily comprised of office buildings and warehouses. The requested rezoning is consistent with the General Plan, the Sector Plan and all other adopted plans.

The reason for requested rezoning to RN-2 is that residential development on smaller lots and with reduced setbacks compared to the RN-1 zoning district. Naturally, this will enable the Property to be developed at a slightly higher density.

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

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By: _____

Taylor D. Forrester

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