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June 9, 2021

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

Re: Agenda Item 24
File No. 5-G-21-UR

Dear Planning Commissioners:

The applicant appreciates staff's recommendation for approval of this Use on Review Application and agrees with the 11 conditions stated in the report. While there may still be some individual neighbors objecting to this development, the applicant understands that the Glenmora Grove Home Owner's Association is not in objection after reviewing the site plan and photometric study.

Despite these conditions, and the photometric study showing that there would be less than 1 foot candle at the property lines, there was an additional concern raised relative to the reflection of the light from the building, especially as it relates to the side facing the west. This impact is likely minimal since the residences on the west side (9121 and 9125 Middlebrook Pike) are also in the CA Zoning and any impact on residential usage would be temporary; however, it was suggested that additional measures could be taken to further minimize this impact, such as installing House Side shields for the luminaires on the west side of the parking lot and cladding or some other non-reflective material directly below the wall scones to minimize any light reflection off the building façade. Although these measures exceed the current standards in Knox County's zoning ordinance, the applicant is agreeable to include these standards as a condition of approval should the Commission elect to include them.

As always, please let me know if you have any questions or concerns prior to the meeting on Thursday.

Sincerely,
Benjamin C. Mullins
Benjamin C. Mullins
FRANTZ, MCCONNELL & SEYMOUR, LLP

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