

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
Kyle A. Baisley



Long, Ragsdale & Waters, P.C.

ATTORNEYS AT LAW

Taylor D. Forrester
Alexander O. Waters
Oliver D. Adams
William D. Edwards
Katherine Sanford Goodner
Mycol E. Scott
C. Paul Harrison†
Christopher A. Hall†

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

January 9, 2023

Knoxville-Knox County Planning

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

Re: Agenda Item No. 29
File No. 1-V-23-RZ
9510 Thorn Grove Pike/Parcel No. 74 104

Dear Commissioners,

I represent an interest holder in the subject property located at 9510 Thorn Grove Pike (the "Property") in its request to rezone the Property from A (Agricultural) to CA (General Business). Planning Staff recommends approval of the instant rezoning request, subject to one condition.

Per Planning Staff's Report ("Report") the instant rezoning request is consistent with the East County Sector Plan ("Sector Plan"), which designates the Property for GC (General Commercial) uses. Several surrounding parcels to Property are similarly designated GC under the Sector Plan. The Sector Plan identifies CA as an appropriate zoning for property that has a GC designation under the Sector Plan. Rezoning the Property to CA will allow for general retail businesses and services. Rezoning the Property will not result in any adverse impacts to the area or the surrounding properties. This is especially true when considering the Property's proximity to the Midway Business Park ("Business Park"), which consists of 345 acres that is expected to be developed into large scale commercial uses. Furthermore, the rezoning is not in conflict with the General Plan or any other adopted plans.

The Property is located across the street from the Midway Business Park ("Business Park"), which consists of 345 acres that is expected to be developed into large scale commercial uses. The Business Park has been slow to take root with development. By rezoning properties to allow commercial uses on properties that surround the Business Park investment can be made and new businesses developed, which may draw interest to users of the Business Park. This area has largely remained rural, even after development of the Business Park, however the development of new commercial uses in the vicinity will similarly create interests in residential development in the area.

We appreciate your consideration and hope that you will support our request to rezone the Property to CA with the condition that either a Type B landscape screening be installed or a 12-ft wide undisturbed buffer be maintained between the Property boundaries that are abutting residential properties.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By:

Taylor D. Forrester

