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January 9, 2023

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

Re: Agenda Item No. 31
File Nos. 1-K-23-SP and 1-X-23-RZ
A portion of 9505 Heiskell Road/Parcel No. 36 028

Dear Commissioners,

My client has an interest in a portion of the property located at 9505 Heiskell Road (the "Property"). The portion of the Property at issue consists of approximately a one-half (1/2) acre and is situated near the southeast corner of the boundary on the eastside of Heiskell Road. The portion of the Property that we are requesting a Sector Plan amendment and rezoning is located immediately adjacent to an area that has a Sector Plan designation of GC (General Commercial) and a zoning of CA. As such, the request is a minor extension of the GC land use designation and the CA zoning. Planning Staff recommends approval of the instant requests.

Per Planning Staff's Report ("Report") amending the Sector Plan to the GC land use classification is appropriate because it is a minor extension of the that land use class. The request is also compatible with the area that serves as a commercial and institutional hub that is frequently visited by the surrounding community. There is a post office, a fire station, a market and deli and a church that are part of this commercial node. A demand exists for local access to commercial services in this area. The parcel becomes more feasible for development when combining this portion of the Property with the southern GC designation, especially when considering the Childress Branch stream situated to the northern border. Rezoning the Property to CA is appropriate when considering it is situated in an existing commercial node that is heavily trafficked by the local community. The area has minimal existing commercial retail options; therefore, an expansion of the CA zoning is supported, especially when considering existing infrastructure is sufficient. In addition, the rezoning is not in conflict with the General Plan or any other adopted plans.

We appreciate your consideration and hope that you will support our request to amend the Sector Plan GC and rezone the Property to CA.

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Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By:


Taylor D. Forrester