

There is a lot of commercial property in the immediate area that has been vacant for years. The nearby Industrial complex on ValGro (the old Camel Manufacturing factory) is more than half empty. If demand for commercial space were truly high, these empty spaces wouldn't be empty year after year. In addition, the Sector Plan map in the Case File related to this petition shows a very large parcel already designated MU-SD (where the driving range, etc. are now). AND the same petitioner has requested an additional Sector Plan change from PP, A to MU-SD (SCo-1) on 30 acres directly across the highway where the ballpark currently sits (1-G-24-SP). We're confident that together the approximately 60 acres of ballpark property and driving range property is ample space to create an noteworthy and financially successful southern gate for our county while driving local businesses to lease and upgrade long-empty nearby commercial spaces. This would be a win-win-win solution for the whole county: we'd have an attractive and thriving commercial zone to serve as the gateway for the county that supports area residents and draws travelers to and from the nearby Smokies to spend their sales tax dollars in Knox County.

With anticipated commercial growth demand met as described above, we urge that the current Sector Plan designation remain LDR and would encourage and support any proposed development on this property to be Low Density Residential per the current zoning to help meet future housing demand in our area.