

To the Knoxville Planning Commission,

I am writing in support of the proposed development at 315 Kerbela Avenue in South Knoxville.

As a South Knoxville resident, I believe this project represents the type of thoughtful and forward-looking development that will continue to strengthen and enhance our waterfront district. The proposal takes a challenging and underutilized site and transforms it into a high-quality residential community that aligns with the long-term vision for the South Waterfront area.

What stands out most to me is the project's emphasis on walkability, connectivity, and public benefit. The plans include improvements to sidewalks, pedestrian access, landscaping, and connectivity to the existing greenway and waterfront network. The preservation and enhancement of the historic stair features along Sevier Avenue also demonstrate respect for the character and history of the site.

In addition, the project appears to thoughtfully address the site's difficult topography while incorporating quality architectural materials, structured parking, public gathering areas, and significant investment into the surrounding infrastructure. Developments like this help support responsible growth, expand housing opportunities, increase the local tax base, and continue the positive momentum occurring throughout South Knoxville.

I believe this development is consistent with the vision of the South Waterfront Plan and will serve as a meaningful improvement to the area for residents, visitors, and the broader Knoxville community.

For these reasons, I respectfully encourage the Planning Commission to approve this project.

Sincerely,

Allen Grady  
South Knoxville Resident