

As a commercial property owner on Sevier Avenue, I'm pleased to support the proposed redevelopment of 315 Kerbela Avenue into a 55+ active adult residential community.

Additional residential development is essential to supporting our local businesses, and this project will bring new residents who will regularly patronize the retailers, restaurants, and service providers along our corridor. A stable population of older adults creates consistent, year-round demand — and that kind of steady demographic contributes meaningfully to the long-term health of a commercial district. My tenants along Sevier Avenue and I welcome these future neighbors. South Knoxville needs this kind of resident base, and this site is well suited to provide it.

As a developer myself, I can also speak to the challenges of this particular site. Between the rock, the topography, the grade, and the split zoning, no plan that comes before you here will ever be a "perfect" proposal — the site simply doesn't allow for one. The developer has worked through multiple rounds of revisions, and those changes are what earned my support.

For these reasons, I support this proposed development and encourage its approval as a positive addition to South Knoxville.

Jay Benson