

**6-A-07-UR**

Metropolitan Planning Committee  
Suite 403  
City/County Building  
400 East Main Street  
Knoxville, TN 37902

June 10, 2007

Dear Commissioner:

It has come to our attention that the property owner of 4009 Sutherland Avenue has requested a permanent home occupation variance on the R-1 zoning that currently applies to that specific location and our entire Forest Height Neighborhood.

As property owners in the same neighborhood, we oppose this requested zoning change or variance. This would be the first variance granted on the north side of Sutherland Avenue to be repurposed for use other than residential. The Forest Heights Neighborhood is a family area and should remain zoned R-1 on the north side of Sutherland Avenue adjacent to the Forest Heights area. The Forest Heights neighborhood does not need, or desire the additional traffic generated by this business.

Additional comments regarding the property follow. We have observed three or four additional vehicles parked at the house during business hours and on Saturday and Sunday. We also suggest that owner occupancy be verified as the only Sandra Hampton listed in the phone book is listed with a 208 Marchmont address. Based on our observations- additional vehicles parked on the property, notice on the front door notifying employees to park in the back, and the phone listing it appears to us that use has been converted to business without due process. We find this action, on the part of the owner, to be very objectionable.

We will appreciate the thoughtful consideration of our comments when the variance request is being considered.

Lawrence A. De Longe(owner)  
702 Forest Heights Road  
Knoxville, TN 37919  
584-3647, 384-0823

Kaylene J. De Longe(owner)  
702 Forest Heights Road  
Knoxville, TN 37919  
584-3647, 384-0823

**From:** cfaulkne <cfaulkne@utk.edu>  
**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 6/12/2007 1:21:25 PM  
**Subject:** Bearden Council Request for MPC Commissioners

Hello Mark,

Bearden Council members have requested that MPC staff recommend AGAINST and that Commissioners vote AGAINST the variance request made by the property owner of 4009 Sutherland Avenue for a "home occupation" business at their June 14 meeting. We also request that you include this email from the Bearden Council in the file your staff prepares for Commission members prior to this meeting.

The neighborhoods of Forest Heights and Westwood (which are located on the north side of Sutherland Avenue in Bearden) have retained their R1 zoning for decades and are the foundation neighborhoods for the MPC Bearden Village pedestrian plan. They need continued protection from the intrusion of businesses into the neighborhoods. An approved "home occupation" at 4009 Sutherland would set a precedent which could, in the future, result in all the small homes bordering the north side of Sutherland Avenue within our Westwood and Forest Height's neighborhoods becoming business offices. The homes on the south side of Sutherland in our area are zoned for offices (our neighborhods supported that decision) and that is where businesses need to remain. In addition, the property owner's request does NOT meet our codes criteria as this property owner has NOT lived in the house on that property for many years (she has however used it as a business location for those years).

We hope you are doing well, and as always we appreciate your interest in the matters of concern to us in the Bearden area!!

Sincerely,  
Terry Faulkner: Chair; Bearden Council

**CC:** <com@utk.edu>, <finbarr@nbzhome.com>, <jbletner@utk.edu>, <mrich@richardsdesign.com>, <nashja@bellsouth.com>, <tmidyett@aol>

**From:** "Sara Baskin" <mamabgrass@bellsouth.net>  
**To:** <contact@knoxmpc.org>  
**Date:** 6/13/2007 4:02:07 PM  
**Subject:** Rezoning on Sutherland at Forest Heights

I wish to express my displeasure regarding the rezoning request for the corner of Sutherland and Forest Heights. We have worked so hard to retain the neighborhood as residential and the addition of the sidewalks has added so much to the usefulness of the area for neighbor to walk. Many of the neighbors use wheelchairs on the sidewalks. Please keep the business on the other side of Southerland and retain this side for children and neighbors to use the sidewalks safely. As far as I know there is no one living at this address at all.

Thank you for your consideration of this matter.

Sara Baskin

Mamabgrass@bellsouth.net

801 Forest Heights

Knoxville Tennessee 37919

588-8728

**6-A-07-UR**

Metropolitan Planning Committee  
Suite 403  
City/County Building  
400 East Main Street  
Knoxville, TN 37902

June 10, 2007

Dear Commissioner:

It has come to our attention that the property owner of 4009 Sutherland Avenue has requested a permanent home occupation variance on the R-1 zoning that currently applies to that specific location and our entire Forest Height Neighborhood.

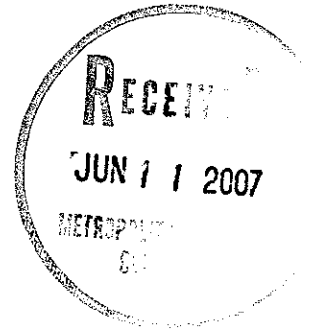
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Knoxville, TN 37919  
584-3647, 384-0823

Kaylene J. De Longe(owner)  
702 Forest Heights Road  
Knoxville, TN 37919  
584-3647, 384-0823



# Forest Heights Homeowners Association

6-A-07-AR

Jenny Nash  
*President*

Tina Gillespie  
*Treasurer*

Deedee Blane  
*Board Member  
At Large*

Christopher Gray  
*Board Member  
At Large*

Paige McHenry  
*Street Representative  
Area 1*

Margaret Sadler  
*Street Representative  
Area 2*

Janet Testerman  
*Street Representative  
Area 3*

Maria Gall  
*Street Representative  
Area 4*

Beth Cantrell  
*Street Representative  
Area 5*

Karen Montooth  
*Street Representative  
Area 6*

June 7, 2007

Bart Carey  
MPC Commissioner  
Suite 403, City/County  
Building 400 Main Street  
Knoxville, TN 37902

Dear Mr. Carey,

The Forest Heights Homeowners Association would like to go on record as opposing the Use on Review request for a home occupation for 4009 Sutherland Ave.

This property is in the Forest Heights neighborhood, one of Knoxville's oldest residential neighborhoods with a street that is on the National Register. The property also sits right on the Sutherland Greenway, a long-awaited and well-used addition to the Bearden Village area. Hundreds of people use the Greenway for recreation and transportation, and any additional traffic would negatively impact the Greenway and our area.

The south side of Sutherland is zoned for commercial use and has numerous businesses, which generate extra traffic and congestion in the area. There's no need for any businesses on the north side of Sutherland, and, if one is allowed in the Forest Heights neighborhood, where does it stop? There are no businesses on the north side of Sutherland from before Forest Park Blvd. west to Westwood Dr.

A business has been operating at 4009 for at least a year, with a sign—until a few weeks ago—that asked people to please use the rear entrance. Also, the owner of 4009 doesn't reside there.

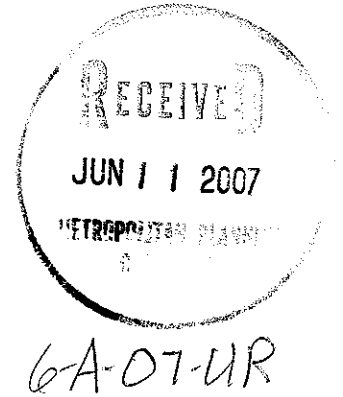
Allowing this property to house a business would be detrimental to the Forest Heights neighborhood in many ways. Please vote against it.

Thank you very much.

Sincerely,

Jenny Nash  
President, Forest Heights Homeowners Association

Metropolitan Planning Committee  
Suite 403  
City/County Building  
400 Main Street  
Knoxville, TN 37902



June 10, 2007

Dear Commissioner,

It has come to our attention that the property owner of 4009 Sutherland Avenue has requested a permanent home occupation variance on the R-1 zoning that applies to our Forest Heights Neighborhood.

As property owners in the same neighborhood, we oppose this variance. As the first residence on the north side of Sutherland Avenue to be permanently repurposed in this way, this would set a bad precedence in a mixed-use area that already maintains a dynamic, but delicate balance between business and residential areas.

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Thank you for your consideration,

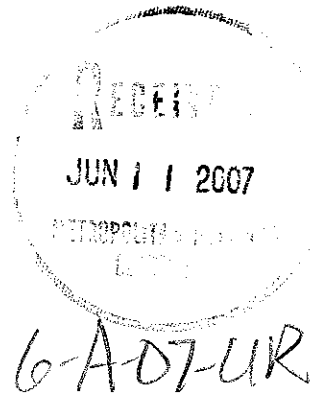
Dr. Thomas Burman (owner)  
409 Highland Hills Road  
Knoxville, Tennessee 37919  
602-2256, 974-7082

Ms. Elizabeth Raney Burman (owner)  
409 Highland Hills Road  
Knoxville, Tennessee 37919  
602-2256, 384-0679

*~ We Vote ~*

June 11, 2007

4146 Jomandowa Lane  
Knoxville, Tn 37919



Dear Commissioner,

As long time residents of the Forest Heights neighborhood, we would like to urge your denial of the re-zoning for "home occupation" at 4009 Sutherland Avenue.

Our neighborhood is a wonderful place to live, and raise a family. The completion of the sidewalk which extends the greenway has brought out bicycles, walkers...kids walking to school....it is the single best thing that has happened to this neighborhood! (The second best was taking down the bridge!)

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Please help us continue to keep this a neighborhood and deny the request for "home occupation" which allows a person to run a business out of their home.

It will not be a good thing for our neighborhood.

Most sincerely,

Kathleen Anderson and Martin Elder

**Monday, June 10, 2007**

**Metropolitan Planning Commission  
To Whom It May Concern,**

**I reside at 4904 West Summit Circle in the Forest Heights  
Neighborhood.**

**I would like to express my complete opposition to allowing a  
business to be run on a residentially zoned property. The property in  
question is located at 4900 Sutherland Ave.**

**Your support to maintain the integrity of our neighborhood as  
residential is greatly appreciated.**

Sincerely, *Maria S. Gall*

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**Maria Gall  
4904 West Summit Circle  
Knoxville, TN 37919**

**mgall@ortn.edu**

