



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] 1320 Broadway Zoning Request

1 message

patrick mcinturff <pmcinturff@gmail.com>
Reply-To: pmcinturff@gmail.com
To: commission@knoxmpc.org

Mon, Jan 5, 2015 at 2:21 PM

1320 Broadway C-3 to C-2 Zoning Request

Commissioners,

Please consider my request for C-2 zoning for the five unit building at 1320 Broadway. You might know it as the K Brew Coffee Shop building.

C-2 zoning allows more flexibility for more neighborhood friendly business uses.

Parking is grandfathered under the current C-3 zoning for mercantile uses such a pawn shop, antique shop, cigarette shop, or vapor shop. A parking requirement is required or called into question for more broader uses such as an office, bakery, restaurant, or ice cream shop. This has created a difficult barrier for more substantial renters.

Lot setback lines are more restrictive under C-3 with a 25 foot setback requirement. There is an area in the rear of the building that would possibly make for a patio area. The spot would be no closer to the side street Glenwood Ave. than the current K-Brew wheelchair accessible ramp.

The Broadway public sidewalk is inside the building property boundary. Under C-2 zoning, and if deemed appropriate with future city approvals, the sidewalk area could possibly have some business uses similar to downtown. For example A-Frame sidewalk signs might be used.

1320 Broadway is bordered by the Old North Knoxville Neighborhood to the west and the Fourth and Gill Neighborhood to the east. I have enjoyed watching the neighborhoods and downtown being revitalized since I moved here fifteen years ago. Ironically this commercial area of Broadway from Gill Ave to Glenwood Ave has become more depressed during this same time. In my opinion allowing C-2 zoning to move one more traffic light north to Glenwood Ave. will do much to revitalize my building and this historic downtown neighborhood district of Broadway. I cannot speak for everyone but currently I have received unanimous support for C-2 zoning from neighbors I have been in contact with.

Thank you,
Patrick McInturff

926 Gratz St.
Knoxville, TN 37917

[865.803.4442](tel:865.803.4442)

three attachments

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This message was directed to commission@knoxmpc.org

3 attachments



1320 Broadway September 2011.JPG
1809K



1320 Broadway buildign exterior 11.3.14.jpg
635K



1324 gallery photo.jpg
1882K

Glenwood AV 100 NE →



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BARGAIN HUNTER'S VACUUM

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Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] 1320 Broadway C-3 to C-2 Request

1 message

Bennett Hirschhorn <bennett.hirschhorn@mac.com>

Mon, Jan 5, 2015 at 2:48 PM

Reply-To: bennett.hirschhorn@mac.com

To: commission@knoxmpc.org

Cc: Vanessa Hirschhorn <vanessahirschhorn@gmail.com>

Dear MPC Commissioners,

I'm writing this email to you, in support of the above referenced proposed zoning change request, from C-3 to C-2 for 1320 Broadway.

My wife Vanessa and I have lived in the Fourth and Gill neighborhood, and I've owned my house on Eleanor for 10 years.

One of the best things to happen to this neighborhood has been the opening of K Brew. Thank you for approving that!

Our experience is that ever since K Brew opened its doors, the neighborhood has become a little better. It's a little friendlier, a little happier, a little more productive. My wife and I enjoy walking down to K Brew several days a week to have coffee. I often make that my go to meeting location when I meet with my associates for work to plan our day. Sometimes we walk the dogs down there in the afternoon for a break. During our walks to K Brew we talk with our neighbors who we meet along the way.

Also, there are a number of artists in the neighborhood who have begun to fill empty spaces (Bird House, Carriage House, and Vacuum Shop Studios) and create wonderful art.

Our family enjoys walking to downtown when the weather is nice, but it's about a mile. The walk to K Brew is perfect, because it's so close and convenient, at only 4 blocks.

We would walk to Broadway more often if there were more places to buy drinks (and someplace with food) there. In our opinion, parking isn't needed, because we live (and many other residents of North Knox and Fourth and Gill live) close enough to walk. If others drive to these establishments, they can park a block away where there is ample street parking. Also, there is a huge surge in people taking Uber and other ride sharing services instead of driving. There is public transportation that stops right near the building. And many people ride bicycles in our area as well.

It already feels like something amazing is taking shape in Fourth and Gill. The neighborhood is really turning around. People are renovating homes, someone has opened a B&B, we have one of the best (if not the best) coffee shops in town, and we've got a growing group of artists who have taken up residence here. I've known Patrick McInturff for 10 years, and he is force for positive change in Fourth and Gill. Patrick has been generous with his time and resources, and has really invested himself in 1320 Broadway, taking a huge chance on business to support the revitalization. There's great momentum now, let's please keep that going.

Please approve this zoning change request—the revitalization and future of our neighborhood depends on it!

Thank you for considering this proposed zoning change.

Sincerely,

Bennett

Bennett Hirschhorn

865-773-7337
<http://bennett.hero.com>

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This message was directed to commission@knoxmpc.org