



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

[MPC Comment] Zoning laws near Broadway

1 message

Daniel Baldwin <baldwindc@gmail.com>

Wed, Jan 7, 2015 at 9:53 AM

Reply-To: baldwindc@gmail.com

To: commission@knoxmpc.org

I'm not educated about the current laws, but I'd like to express my interest in loosening the parking regulations near the kbrew shop.

Thanks,

Daniel Baldwin

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 1320 Broadway rezoning support

1 message

Jessica Bocangel <jhbocangel@gmail.com>

Wed, Jan 7, 2015 at 12:47 PM

Reply-To: JHBocangel@gmail.com

To: commission@knoxmpc.org

Greetings Commissioners,

Jessica Bocangel here, writing to you in support of the rezoning request at 1320 Broadway to go from its current C-3 designation to a C-2 designation. As a homeowner in the 4th and Gill neighborhood, we frequent the K Brew coffee shop on a regular basis, and love what the location has done as an addition to the neighborhood. Thank you for your consideration!

Sincerely,
Jessica Bocangel
[865.748.0182](tel:865.748.0182)
625 Luttrell St

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] zoning change for B'way & Glenwood

1 message

Virginia Douglas <vlpdsings@gmail.com>

Wed, Jan 7, 2015 at 1:06 PM

Reply-To: VLPDsings@gmail.com

To: commission@knoxmpc.org

The request for a zoning change for the corner of B'way & Glenwood is a sensible, modern move in the right direction for the continued redevelopment of the B'way corridor. The request is not to build new buildings or to change the character of the corner. It is a commercial area and has been for a long time. Both Mr. McInturff and the City have spent a lot of money upgrading these buildings, both on the exterior and interior. KBrew is drawing a lot of traffic, Art studios are part of First Friday and the studios give them a nice working area. The convenience store is busy also. Now, if Mr. McInturff wants to use space for a pawn shop, vapor and cigarette shops apparently that is legal. We neighbors really feel that those stores are not necessary in our neighborhood. They are available less than a mile further out on B'way. Are these permitted uses what the zoning board wants to see all the way down B'way? I think not!

. The Old North Knox and 4&Gill neighborhoods contain many people who have moved to these neighborhoods because they offer a different lifestyle from both downtown and "Out west" Stores that we can walk and cycle to reinforce this different life style.

Please change the zoning for this area. It will really help in the long term development of North Knoxville
Virginia Douglas

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Please approve Patrick McInturff's MPC zoning request to relax parking restrictions

1 message

jlfuson@4square.ws <jlfuson@4square.ws>
Reply-To: jlfuson@4square.ws
To: commission@knoxmpc.org
Cc: patrick mcinturff <pmcinturff@gmail.com>

Wed, Jan 7, 2015 at 10:29 AM

Dear MPC Commissioners"

Please approve Patrick McInturff's zoning request to relax parking restrictions for 1320 Broadway. Patrick's track record of bringing historic buildings back to appropriate reuse and his success in revitalizing residential properties in the neighborhoods near this address testify to his practical and beneficial plans to continue to encourage appropriate neighborhood businesses.

Thank you,

Lynn Fuson

"Blessed are the flexible for we shall not be bent out of shape." --anonymous

J. Lynn Fuson
Foursquare Consulting Group, LLC
244 E. Oklahoma Ave.
Knoxville, TN 37917

865-540-1338
865-546-5834 (fax)
865-806-5581 (cell)

jlfuson@4square.ws

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] K Brew Coffee Shop building at 1320 Broadway

1 message

rcgriffin2 via Commission <commission@knoxmpc.org>

Wed, Jan 7, 2015 at 9:38 AM

Reply-To: rcgriffin2@aol.com

To: commission@knoxmpc.org

I understand that there is a zoning request for parking for the above mentioned address. I am in support of the re-zoning to allow for relaxed zoning laws for this property. This property as well as the entire strip center has been upgraded through Patrick's efforts and is a wonderful upgrade to the 4th and Gill neighborhood. I fully support the request by Patrick McInturff. The updates he has made to the strip center has upgraded the entrance to our neighborhood. I am a homeowner in the 4th and Gill neighborhood.

Charles C. Griffin
1026 Luttrell Street

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Letter in support of C-2 zoning at 1320-1328 N. Broadway

1 message

Jennie Mezick <jenniemezick@gmail.com>

Wed, Jan 7, 2015 at 10:17 AM

Reply-To: jenniemezick@gmail.com

To: commission@knoxmpc.org

Dear MPC Commissioners,

I am writing in support for the proposed zoning change for Patrick McInturff's property located at 1320-1328 N Broadway. I've heard that the staff recommends the request be denied due to the property's location outside of the downtown area and that a parking variance be requested instead. This building is situated between two very active neighborhoods that have been revitalized in the last decade. I don't believe that downtown would be as successful today if it were not for the C-2 zoning. Yet while downtown has thrived, the section of Broadway from downtown to I-40 has fallen on difficult times. The city has invested enormous amounts of money for façade grants, which have done wonders to uplift the area. However, just making a building pretty does not make it possible for businesses the neighborhoods desire to move into those spaces. A parking variance can be impossible to get and does not allow for all the opportunities included with C-2 zoning. The Paramount Cleaners building has already been re-zoned as C-2 and is also positioned outside of downtown. I wish to see 1320-1328 also rezoned to C-2 to allow for more of the business uses that this historic building was originally intended for and to help our downtown neighborhoods continue to revitalize, thrive, and attract new residents.

Thank you for your consideration and service to our city.

Jennifer Mezick
Morgan Street

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 1320 N Broadway Rezoning

1 message

Brandon F. Pace <bpace@sanderspace.com>

Wed, Jan 7, 2015 at 9:56 AM

Reply-To: bpace@sanderspace.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

MPC Commissioners –

I am writing to express my support for the proposed zoning change for the property located at 1320 N Broadway, south side of E. Glenwood Avenue. I understand that the staff has recommended that the request be denied due to its location outside of the downtown area. This property is located at an important urban intersection, one which serves as a gateway connecting two of the most walkable neighborhoods our city has to offer. While the property may not be located within the central business district I believe it important to recognize urban nodes such as this with the same zoning consideration since these areas are the centers of the immediate neighborhoods surrounding our immediate downtown area. Areas such as this are already beginning to provide services and amenities to the neighborhood and I believe it is not just a parking issue - enhancements such as sidewalk seating are critical to support continued growth in these areas and this would be difficult if not impossible on this property as a preexisting non-comforming building within the current C-3 zoning. The C-2 designation has already extended down the Broadway corridor north of the intersection with Central Avenue with the rezoning of the Paramount building. I agreed with this rezoning and would support amending the one year plan to extend this zoning along this important urban corridor to a more logical termination – possibly just beyond the gateway intersection of Broadway and Glenwood where Hall of Fame Drive merges with Broadway.

Thank you for your service and your consideration.

Brandon Pace

918 Luttrell Street

SANDERS PACE ARCHITECTURE

Brandon Frazier Pace, AIA LEED AP

514 W Jackson Avenue, Suite 102

Knoxville, Tennessee 37902

T|[865.329.0316](tel:865.329.0316)F|[865.546.2348](tel:865.546.2348)

www.sanderspace.com

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broadway Re-zoning

1 message

Jeff Rusk <jrusk@comcast.net>

Wed, Jan 7, 2015 at 10:13 AM

Reply-To: jrusk@comcast.net

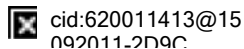
To: commission@knoxmpc.org

Hi,

I am writing to show my support of changing 1320 Broadway from C-3 to C-2 zoning. I think this is important for the Broadway corridor to continue to improve.

If you have any questions, you can contact me below.

Thank you,

Jeff Rusk, RPR, CLVS**805 Eleanor St****Knoxville, TN 37917****Truesdel & Rusk Court Reporting & Video****Jeff@TruesdelRusk.com****TruesdelRusk.com****(865) 310-4588 (cell)****(865) 450-9772 (office)**

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Support rezoning 1320 Broadway

1 message

Andrew Steen <andrew.decker.steen@gmail.com>

Wed, Jan 7, 2015 at 9:27 AM

Reply-To: andrew.decker.steen@gmail.com

To: commission@knoxmpc.org

Dear MPC Commissioners,

I am writing in support of the request to rezone 1320 Broadway for broader uses such as ice cream shops, bakeries, or restaurants. My understanding is that minimum parking requirements would prevent some of those uses.

The best two things about the Old North Knoxville / 4th and Gill neighborhoods are:

- The walkable/bikeable nature of the neighborhoods, and
- The new development that is springing up on Broadway and Central.

Relaxing parking minimums would encourage both of those aspects by allowing more diverse, neighborhood-focused businesses to start in easy walking or biking distance of residents. I encourage you to allow such development at 1320 Broadway.

Sincerely,
Andrew D Steen
204 E. Oklahoma Ave

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Please approve C-2 zoning for 1320 N. Broadway

1 message

Jennifer Corum <jennifer@cherokeeporcelain.com>

Wed, Jan 7, 2015 at 5:00 PM

Reply-To: jennifer@cherokeeporcelain.com

To: commission@knoxmpc.org

Hello Commissioners,

I'm writing to you today to ask that you APPROVE the request for C-2 zoning at 1320 N. Broadway, which is a small historic strip of storefronts at the edge of the 4th & Gill neighborhood.

As a homeowner in 4th & Gill, I am very proud that the owner of that property has chosen to improve the building extensively. I understand that parking requirements restrict what businesses can exist there currently, and impede the owner's ability to rent to businesses such as bakeries that we neighbors would like to see there.

It is time for the City of Knoxville to extend the boundaries of the CBID to the historic inner-ring neighborhoods and their old commercial buildings that were designed before the automobile changed the way we think.

If a commitment cannot be made to the owner of this property at this time in regards to C-2 zoning, then I greatly hope that in the near future that MPC will opt to tweak the city's restrictions on what can be designated C-2.

Thank you for your consideration,

Jennifer Corum

713 Deery Street

Knoxville, TN 37917

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This message was directed to commission@knoxmpc.org