



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

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**Fwd: El Charro's use on review**

1 message

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**Gerald Green** <gerald.green@knoxmpc.org>

Mon, Nov 9, 2015 at 3:51 PM

To: Planning Commissioners <commission@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

FYI

**Gerald Green AICP**

Executive Director  
Metropolitan Planning Commission  
Knoxville-Knox County

----- Forwarded message -----

From: **Sara Bryant** <sarasbryant@gmail.com>

Date: Mon, Nov 9, 2015 at 3:21 PM

Subject: El Charro's use on review

To: [gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)

Please vote to hold to the Bearden Village guidelines and vote no for this use on review.  
thanks.



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Fwd: 3816 Sutherland Ave.: use on review**

2 messages

**Gerald Green** <gerald.green@knoxmpc.org>

Fri, Nov 6, 2015 at 12:01 PM

To: Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

Could you please forward this to the Commissioners.

Thanks,  
Gerald

**Gerald Green AICP**

Executive Director  
Metropolitan Planning Commission  
Knoxville-Knox County

----- Forwarded message -----

From: **English, Mary R** <menglish@utk.edu>

Date: Fri, Nov 6, 2015 at 10:46 AM

Subject: 3816 Sutherland Ave.: use on review

To: "gerald.green@knoxmpc.org" &lt;gerald.green@knoxmpc.org&gt;

Cc: "marylbrewster@yahoo.com" &lt;marylbrewster@yahoo.com&gt;, "Ronald D. Davis Sr." &lt;rddavis@chartertn.net&gt;, TERESA FAULKNER &lt;terryfaulk@bellsouth.net&gt;

Dear Mr. Green:

I am writing as a long-time resident of Bearden and in my capacity as the Lyons View Community representative to the Bearden Council. I join others on the Council in urging that, as recommended by MPC staff, the Metropolitan Planning Commission deny the use on review requested for the property at 3816 Sutherland Ave. As currently planned, the site layout of the proposed use would do nothing to further the Bearden Village Plan approved in 2001; instead, it would work against the plan's goals.

I would appreciate your including this e-mail in the MPC Commissioners' packet for their November 12 meeting.

Thanks very much.

Mary English

810 Oak Grove Lane

Knoxville, TN 37919

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**Betty Jo Mahan** <bettyjo.mahan@knoxmpc.org>  
To: Commission <commission@knoxmpc.org>

Fri, Nov 6, 2015 at 12:03 PM

----- Forwarded message -----

From: **English, Mary R** <menglish@utk.edu>

Date: Fri, Nov 6, 2015 at 10:46 AM

Subject: 3816 Sutherland Ave.: use on review

To: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

Cc: "marylbrewster@yahoo.com" <marylbrewster@yahoo.com>, "Ronald D. Davis Sr." <rdavis@chartertn.net>, TERESA FAULKNER <terryfaulk@bellsouth.net>

Dear Mr. Green:

I am writing as a long-time resident of Bearden and in my capacity as the Lyons View Community representative to the Bearden Council. I join others on the Council in urging that, as recommended by MPC staff, the Metropolitan Planning Commission deny the use on review requested for the property at 3816 Sutherland Ave. As currently planned, the site layout of the proposed use would do nothing to further the Bearden Village Plan approved in 2001; instead, it would work against the plan's goals.

I would appreciate your including this e-mail in the MPC Commissioners' packet for their November 12 meeting.

Thanks very much.

Mary English

810 Oak Grove Lane

Knoxville, TN 37919

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**Betty Jo Mahan**  
Administrative Assistant  
Metropolitan Planning Commission  
**(865) 215-2506**



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Fwd: Opposition to Variance for El Charro**

1 message

**Gerald Green** <gerald.green@knoxmpc.org>

Mon, Nov 9, 2015 at 9:04 AM

To: Planning Commissioners &lt;commission@knoxmpc.org&gt;, Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

FYI

**Gerald Green AICP**

Executive Director

Metropolitan Planning Commission

Knoxville-Knox County

----- Forwarded message -----

From: **Cynthia Estes** <tigercke@aol.com>

Date: Sun, Nov 8, 2015 at 8:39 PM

Subject: Opposition to Variance for El Charro

To: [gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)**Dear Mr. Green,****Would you please include this email in MPC Commissioners' packet for the November 12 MPC meeting.****I am a resident of the Bearden community and I'm requesting denial of the use on review by applicant, George Ewart, for the property located at 3816 Sutherland.**

I am concerned that we have the Bearden Village Plan that will not be followed. This is a vacant lot and there is no reason not to follow the plan. There are many restaurants in our community with their parking in the rear.

They are successful because they offer good food and service. Most offer nice patios away from traffic. I hope that El Charro will be a good neighbor and follow the plan.

Thank you for considering my opposition to this use on review.

Cindy Estes

4151 Ridgeway Lane

Sent from my iPhone



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Fwd: Use On Review 3816 Sutherland Ave**

1 message

**Gerald Green** <gerald.green@knoxmpc.org>

Fri, Nov 6, 2015 at 8:31 AM

To: Mike Reynolds &lt;mike.reynolds@knoxmpc.org&gt;

Cc: Dan Kelly &lt;Dan.Kelly@knoxmpc.org&gt;, Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

Mike,

If the agenda packets have not gone out, could you place this email in the Sutherland Avenue Packet.

Thanks,  
Gerald**Gerald Green AICP**Executive Director  
Metropolitan Planning Commission  
Knoxville-Knox County

----- Forwarded message -----

From: **sandy gillespie** <sandyg222@hotmail.com>

Date: Fri, Nov 6, 2015 at 12:29 AM

Subject: Use On Review 3816 Sutherland Ave

To: Gerald Green &lt;gerald.green@knoxmpc.org&gt;

Director Green,

The Kingston Pike-Sequoyah Hills Association requests denial of the Use On Review by applicant George Ewart for the property located at 3816 Sutherland Avenue. The plan being submitted does not comport with the guidelines of the MPC Bearden Village Opportunities Plan concerning close proximity to streets and sidewalks and with parking oriented to the backs of buildings.

We appreciate consideration of our request.

Sincerely,

Sandy Gillespie  
President, Kingston Pike-Sequoyah Hills Association



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Fwd: property at 3816 Sutherland Ave.**

1 message

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**Gerald Green** <gerald.green@knoxmpc.org>

Mon, Nov 9, 2015 at 8:35 AM

To: Planning Commissioners &lt;commission@knoxmpc.org&gt;, Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

FYI

**Gerald Green AICP**Executive Director  
Metropolitan Planning Commission  
Knoxville-Knox County

----- Forwarded message -----

From: **Christine Griffin** <clgriffin2008@att.net>

Date: Sun, Nov 8, 2015 at 12:19 PM

Subject: Re: property at 3816 Sutherland Ave.

To: [gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)

TO: Mr. Gerald Green

I am on the Bearden Council Board and live in Historic Sutherland Heights. I've lived here for 25 years and observed the many improvements to the area and especially Sutherland Ave. The trees, sidewalks and thoughtful siting of new construction has added a lot to the area's appearance.

**I oppose passage of the use on review for this property** because it does not follow the guidelines of the Bearden Village Plan. If this lot was used for an El Charro restaurant that is placed adjacent to the sidewalk, *with parking in the rear of the lot*, it could be a very attractive addition. Bearden Council has already made a concession to allow 2 drive way cuts.

I have heard very good things about the quality of El Charro and I'm confident it would benefit from being placed in our neighborhood with its many interesting eating spots. I can imagine it with perhaps a low fence, lush plantings and patio space along the street--what could be a better way to attract customers?

Christine Griffin  
Bearden Council Secretary  
Historic Sutherland Heights



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Fwd:**

1 message

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**Gerald Green** <gerald.green@knoxmpc.org>

Mon, Nov 9, 2015 at 8:34 AM

To: Planning Commissioners &lt;commission@knoxmpc.org&gt;, Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

FYI

**Gerald Green AICP**Executive Director  
Metropolitan Planning Commission  
Knoxville-Knox County

----- Forwarded message -----

From: **spangler** <spangler@utk.edu>

Date: Sat, Nov 7, 2015 at 9:19 PM

Subject:

To: "gerald.green@knoxmpc.org" &lt;gerald.green@knoxmpc.org&gt;

Dear Mr. Green,

Please accept this note as my strong opposition to George Ewart's request for Use on Review of the Charro's restaurant building planned on Sutherland Avenue.

Thank you!

Cindy Spangler

4175 Rldgeway Lane (Forest Hts neighborhood)

Knoxville, TN 37919



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Fwd: Use on review of 3816 Sutherland Avenue**

1 message

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**Gerald Green** <gerald.green@knoxmpc.org>  
Reply-To: gerald.green@knoxmpc.org  
To: Planning Commissioners <commission@knoxmpc.org>  
Cc: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fri, Nov 6, 2015 at 12:05 PM

FYI

**Gerald Green AICP**

Executive Director  
Metropolitan Planning Commission  
Knoxville-Knox County

----- Forwarded message -----

From: **Marlene Taylor** <taylor8246@bellsouth.net>  
Date: Fri, Nov 6, 2015 at 10:58 AM  
Subject: Use on review of 3816 Sutherland Avenue  
To: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

Dear Mr. Green:

I support the Bearden Council's opposition to the use on review of the property at 3816 Sutherland Avenue. The Bearden Council has been extremely instrumental in improving our neighborhoods and the guidelines the council laid out for development should be followed to allow our community to progress in a sustainable and aesthetic way.

Please make sure the MPC commissioners are aware that I oppose Mr. Ewart's development plans as they stand now for the El Charro restaurant. Thank you

Marlene Taylor  
Historic Sutherland Heights  
3917 Greenleaf Avenue

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Fwd: Use on review petition 3816 Sutherland Ave.**

1 message

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**Gerald Green** <gerald.green@knoxmpc.org>

Mon, Nov 9, 2015 at 8:30 AM

To: Planning Commissioners &lt;commission@knoxmpc.org&gt;, Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

FYI

**Gerald Green AICP**

Executive Director

Metropolitan Planning Commission

Knoxville-Knox County

----- Forwarded message -----

From: **Martie Ulmer** <martieulmer99@gmail.com>

Date: Sat, Nov 7, 2015 at 2:22 PM

Subject: Use on review petition 3816 Sutherland Ave.

To: [gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)

The Forest Heights Homeowners Board of Directors supports the Bearden Council's position to deny the request for a use on review for El Charro restaurant at 3816 Sutherland Avenue. The request does not meet the guidelines of the Bearden Village Plan.

Martie Ulmer

Vice President FHHA

Sent from my iPad



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Fwd: Use on review for El Charro on Stherland Ave., Bearden**

1 message

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**Gerald Green** <gerald.green@knoxmpc.org>

Mon, Nov 9, 2015 at 3:29 PM

To: Planning Commissioners &lt;commission@knoxmpc.org&gt;, Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

FYI

**Gerald Green AICP**Executive Director  
Metropolitan Planning Commission  
Knoxville-Knox County

----- Forwarded message -----

From: **MaryElizabeth Yates** <mesaga@bellsouth.net>

Date: Mon, Nov 9, 2015 at 2:41 PM

Subject: Use on review for El Charro on Stherland Ave., Bearden

To: [gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)

Dear Mr. Green,

I am unfortunately out of town for this Thursday MPC meeting that has the above for consideration. I am opposed to the plan put forth for one reason that it is against the Bearden Village Concept plan for this location to be used for a restaurant as planned.

I understand that it has been stated that the Pond Gap Neighborhood Association approves this. I live in this area on Forest View, and I disapprove. A restaurant going into this location is very diverse for this location of mixed offices and residential homes. The neighborhoods for the homes on Hollywood, Renford Rd. And Forest View Rd. are zoned R-1. There are businesses on Chambliss Ave. parallel to and south of Sutherland that are a mix of offices and residences.

If this restaurant is allowed as is being proposed, there will be an increase in traffic in a heavily trafficked area. My office is on Chambliss Ave. and is easily reached by walking from my home a couple of blocks away. I have all but stopped doing this due to the extremely heavy traffic present on this part of Sutherland. It is often dangerous to cross at the corner of Sutherland Ave. and Renford Rd., and this will only be more so with a fast food restaurant a half a block away. The increased traffic, the smells that often emanate from restaurant trash cans and dumpsters is anything but welcomed here.

Just think of it. Traffic coming and going on Sutherland, traffic coming out of the apartments across from the gas station, traffic coming off Lebanon and Renford that is not only residents from this neighborhood but also folks taking a short cut from Hollywood, the traffic from Hollywood barely a block away, traffic coming from Forest Park from two directions - add the heavy traffic in the morning, at noon and after work, and all the traffic from West High School mid afternoon.

Allowing El Charro or another other high traffic use restaurant in the location proposed is dangerous and will be extremely difficult to manage anything near a smooth traffic flow - car, bus, by bicycle or foot. The sidewalks here are also used daily and in the evenings - and part of the sidewalk is designated as a Greenway.

Thank you,  
MaryElizabeth Yates  
715 Forest View Rd

Sent from my iPad