

▶ **FILE #:** 11-E-15-UR

AGENDA ITEM #: 44

AGENDA DATE: 11/12/2015

▶ **APPLICANT:** GEORGE EWART

OWNER(S): Juan & Norma Aranda

TAX ID NUMBER: 107 K F 008

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 3816 Sutherland Ave

▶ **LOCATION:** South side of Sutherland Ave., west of Lebanon St.

▶ **APPX. SIZE OF TRACT:** 0.6 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Sutherland Ave., a minor arterial street with a three lane street section and 38' of pavement width within a 56' right-of-way. The Bearden Greenway is located in front of this property along Sutherland Ave.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** C-1 (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Restaurant

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Apartments / R-2 (General Residential) and R-3 (High Density Residential)

South: Residences and Offices / R-2 (General Residential) and O-1 (Office, Medical, and Related Services)

East: Dog daycare / C-1 (Neighborhood Commercial)

West: Convenience store with fuel / C-1 (Neighborhood Commercial)

NEIGHBORHOOD CONTEXT: This property is located in an area with a mix of office, multi-family, and commercial uses. This block of Sutherland Ave. is a transitional area with commercial establishments and large institutional uses to the east, and single family residential and office uses to the west.

STAFF RECOMMENDATION:

▶ **APPROVE the request for up to 2,590 square feet of restaurant space, subject to 9 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Engineering Department.
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Locate the building at the front of the property, with parking located to the side and rear. No parking or drive

aisles are to be located between the building and the public right-of-way.

5. An entrance to the new structure shall face the public street.
6. A hard-surface sidewalk connection shall be provided from the public sidewalk to the main entry.
7. Installation of proposed landscaping within six month of the issuance of occupancy permits for this project.
8. Remove the old driveway curb cut and replace will full height curb and sidewalk/greenway to match the existing.
9. The new driveway cuts/aprons must meet ADA standards.

COMMENTS:

The use on review process provides an opportunity, and a responsibility, for additional review to assure that the use and its design are compatible with the community in which it is proposed, with standards set forth in the Zoning Ordinance, and with community goals and objectives as stated in adopted plans and policies. The proposed development for Sutherland Avenue is within the boundary of The Bearden Village Opportunities Plan which includes the following community goals:

1. Enhance pedestrian activity and access, while minimizing the negative effects of vehicular traffic on neighborhoods and pedestrians.
2. Enhance the sense of place and community.
3. Build upon Bearden's urban character and unique atmosphere by promoting appropriate development.

Recommendations in the Plan that are relevant to the proposed development include:

1. Pedestrian Plan (page 8) -
 - a) Encourage the private sector to construct or improve sidewalks with all redevelopment or new development.
2. Sutherland Avenue Commercial Corridor (page 23) - "Creating a safer, pedestrian-friendly environment, improving the visual appearance and controlling vehicle access would enhance pedestrian activity and increase the sense of place within the corridor."
 - a) Parking to back of buildings with buildings fronting on sidewalks.
 - b) Mixed use with commercial/retail on first floors of buildings and office/residential uses on subsequent floors.
 - c) Consistent signage, landscaping and façade requirements.
 - d) Vehicular access control in to developments.
3. Forest Park Boulevard/Chambliss Avenue (page 24) -
 - a) Require parking to the side or back of buildings with green space and sidewalk connections in front of businesses.
 - b) Business conversions should not greatly disrupt the facades or overall structure of buildings.
 - c) Establish sign requirements that maintain the small-scale character.

Community representatives and MPC staff met with the applicant to discuss the recommendations of the Bearden Village Opportunities Plan and to suggest plan revisions that would aid in implementing the recommendations of the Plan. Reducing the number of curb cuts from the proposed two curb cuts to one was discussed but it appears this would make traffic flow, particularly for delivery vehicles, extremely difficult. Placing the proposed building at the front of the parcel to create a more pedestrian friendly environment was identified by MPC staff as a way to comply with the recommendations of the Bearden Village Plan.

In an effort to assure compliance with the Bearden Village Opportunities Plan while acknowledging the need to provide for efficient traffic flow, staff recommends that the building be placed at the front of the property, with parking located to the side and rear. This would permit two curb cuts and allow for traffic to flow behind the building while creating a pedestrian friendly environment along Sutherland Avenue as envisioned in the Bearden Village Opportunities Plan.

Excerpts from the Bearden Village Opportunities Plan are attached to the agenda. The full document is available on the MPC website at the following link:

http://archive.knoxmpc.org/plans/smallarea/bearden_village_2001.pdf

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. Public utilities are available to service the site.
2. Sutherland Ave. is a minor arterial and has sufficient capacity to handle the additional traffic which will be generated by this development.
3. With the recommended conditions, the proposed restaurant is compatible with the scale and intensity of development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposal is consistent with all requirements of the C-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The proposed use is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose of the Zoning Ordinance. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

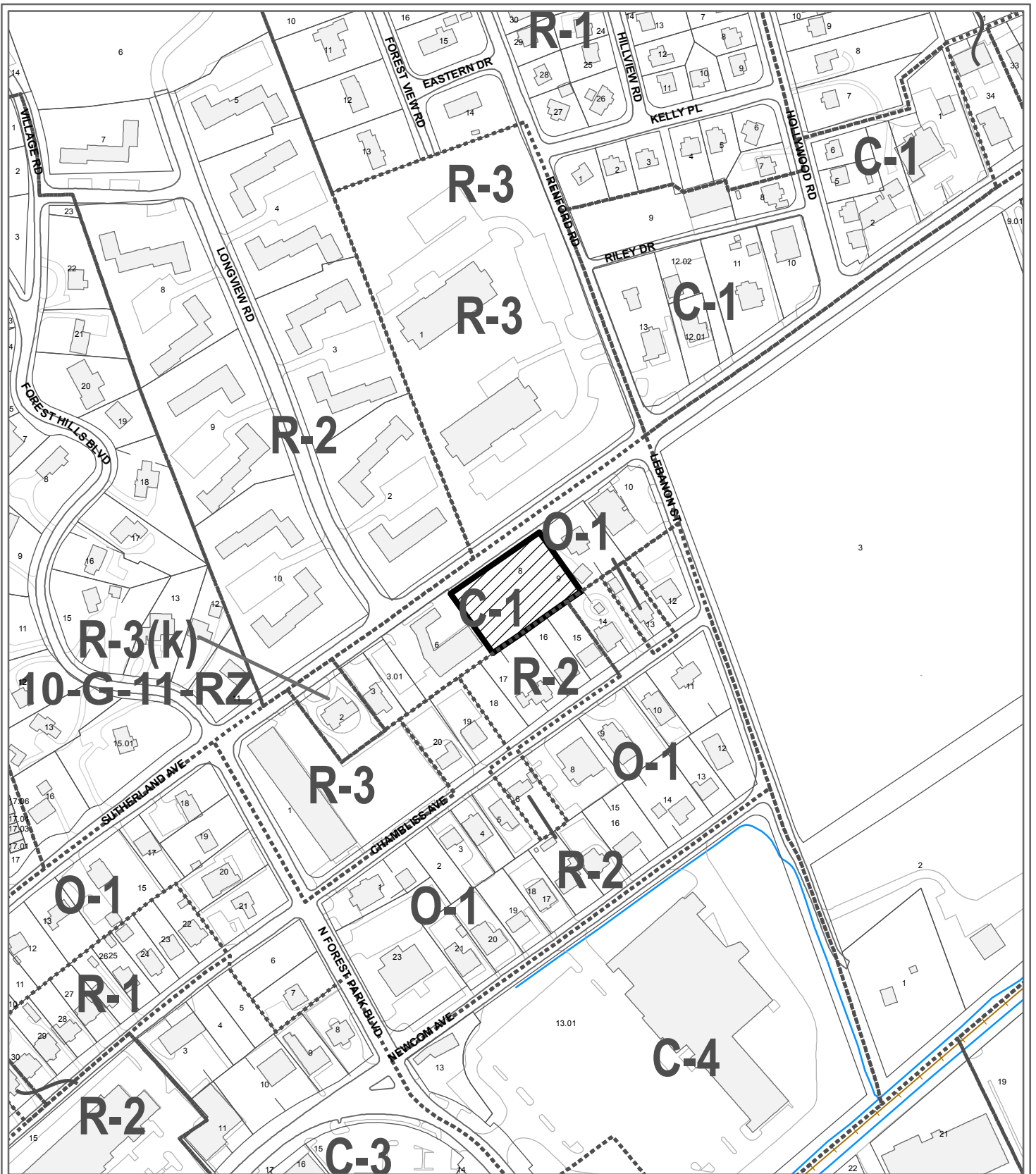
1. The One Year Plan and West City Sector Plan identify this site as part of a mixed use special district (MU-SD WC-1), which recommends a mix of commercial, office and residential uses and recommends implementing implementing the Bearden Village Opportunities Plan.
2. The Bearden Village Opportunities Plan identifies this site as part of the "Forest Park Boulevard / Chambliss Avenue" opportunity district. This district is intended to be a buffer between the more intense commercial areas the single family residential section north of Sutherland Avenue and recommends maintaining the small-scale character of the area, parking to side and rear of building, and green space and sidewalk connections to front of businesses. With the recommended conditions, the proposal is consistent with the intent of the Bearden Village Opportunities Plan.
3. The block of Sutherland Ave. where the subject property is located also has similar characteristics as the "Sutherland Avenue Commercial Corridor" opportunity district to the east. This district recommends creating a safe, pedestrian-friendly environment by controlling vehicular access into developments, locating parking to the rear of buildings, and fronting buildings on sidewalks. With the recommended conditions, the proposal is consistent with the intent of the Bearden Village Opportunities Plan.

ESTIMATED TRAFFIC IMPACT: 338 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

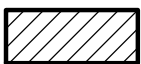
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**11-E-15-UR
USE ON REVIEW**

Petitioner: Ewart, George

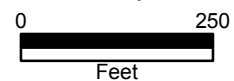


Restaurant in C-1 (Neighborhood Commercial)

Map No: 107

Jurisdiction: City

Original Print Date: 10/27/2015
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



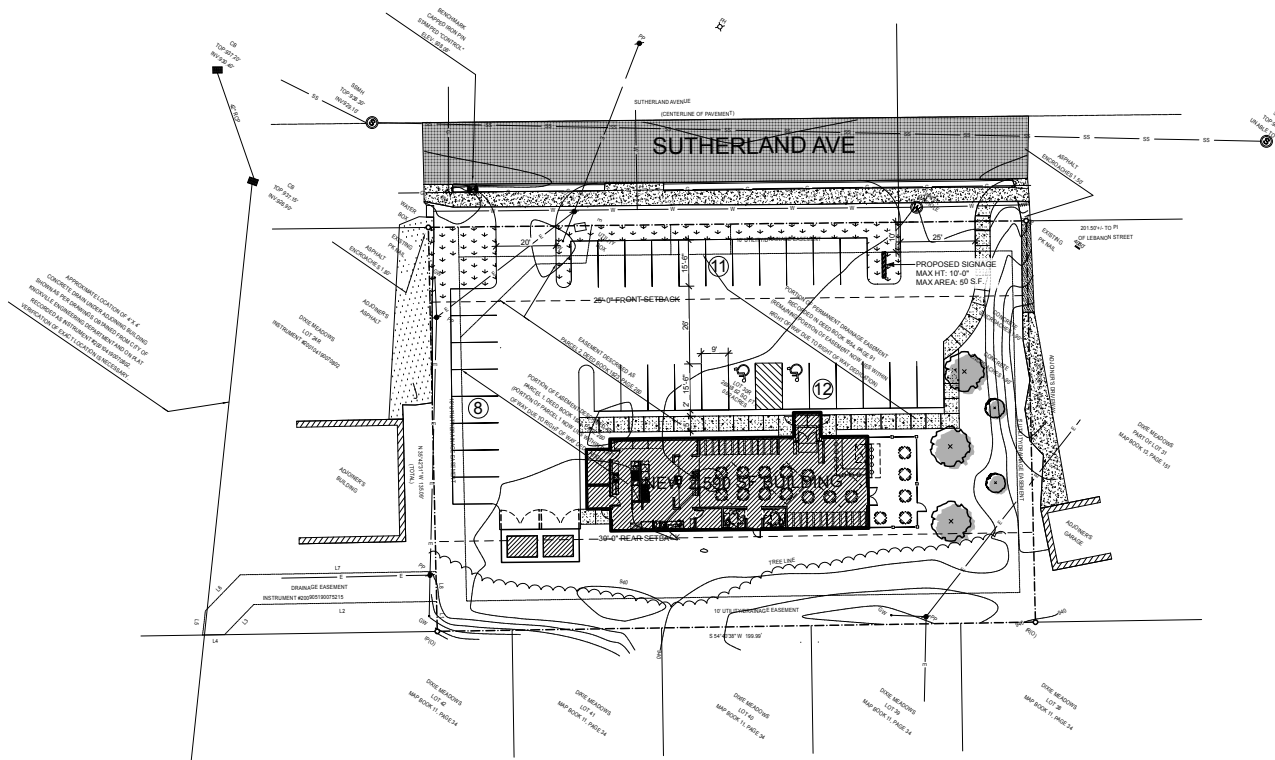


**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

NEW BUILDING FOR
EL CHARRO
KNOXVILLE, TN

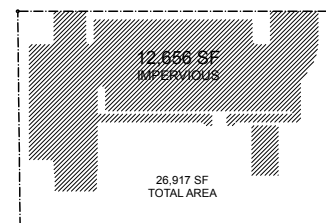
PRELIMINARY -
NOT FOR
CONSTRUCTION



APPROXIMATE LOCATION OF A.4 CONCRETE DRIVEWAY AND SIDEWALKS TO BE INSTALLED TO SERVE THE ADJACENT LOT TO THE WEST. THE DRIVEWAY AND SIDEWALKS SHALL BE INSTALLED TO SERVE THE ADJACENT LOT TO THE WEST AND SHALL BE INSTALLED TO SERVE THE ADJACENT LOT TO THE WEST.

1 SITE PLAN
SCALE: 1" = 20'

| PLANTING LEGEND: | |
|--|---|
| | * "LARGE" TREE: TULIP POPLAR, SHUMARD OAK OR SIMILAR |
| | * "ORNAMENTAL" TREE: THORNLESS HONEYLOCUST OR SIMILAR |
| | * LOW SHRUBBERY WITH FLOWERS |
| PLANTING NOTES: | |
| 3 TREES/ACRE (42,000 SF) REQD. 20,918.62 SF = 62 ACRES | |
| 62'S = 4 96 TREES REQD. | |
| 6 TREES PROVIDED | |
| PARKING NOTES: | |
| REQD. PARKING COUNT TO 1000 SF = 25.0 SPACES REQUIRED | |
| 31 PARKING SPACES PROVIDED | |



2 IMPERVIOUS AREA
SCALE: NOT TO SCALE

REVISED 11/5/2015
11-E-15-UR

SITE PLAN

DATE: 05 NOV 2015
PROJECT NO.: 15095
PROJECT MGR.: JST

A0



**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

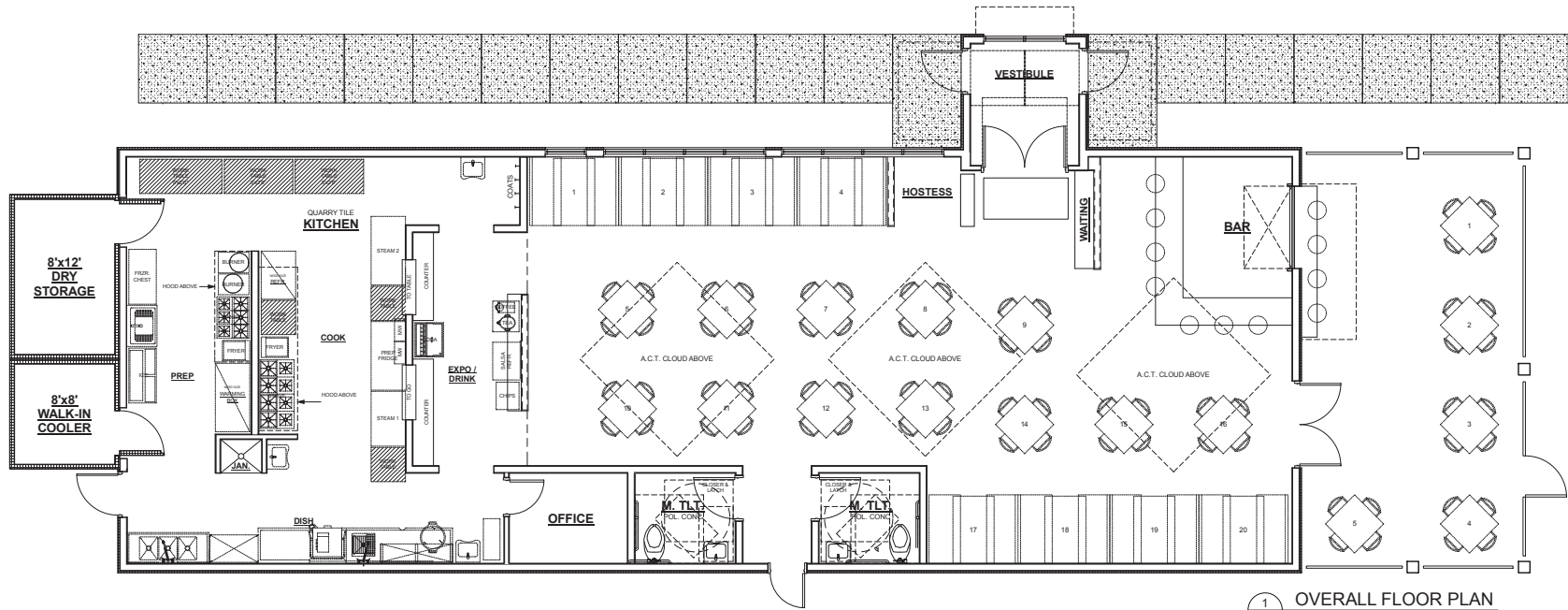
NEW BUILDING FOR
EL CHARRO
KNOXVILLE, TN

PRELIMINARY -
NOT FOR
CONSTRUCTION

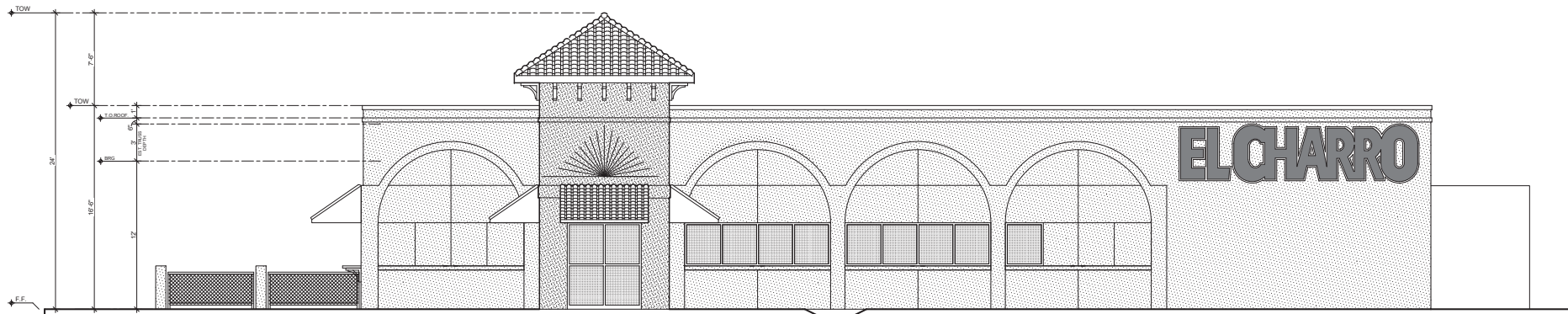
FLOOR PLAN & ELEVATION

DATE: 26 OCT 2015
PROJECT NO.: 15095
PROJECT MGR.: JST

A1



1
A1
OVERALL FLOOR PLAN
SCALE: 1/4" = 1'-0"
87 INTERIOR SEATS + 24
PATIO = 111 SEATS TOTAL



2
A1
NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISED 10/26/2015
11-E-15-UR



Opportunity Districts










The commercial districts within Bearden have distinct characteristics and functions. For instance, the Homberg Drive area has unique restaurants, salons and specialty boutiques, while the Sutherland Avenue corridor has small ethnic groceries and local farmers' markets. Because of these differences, this plan recommends specific redevelopment

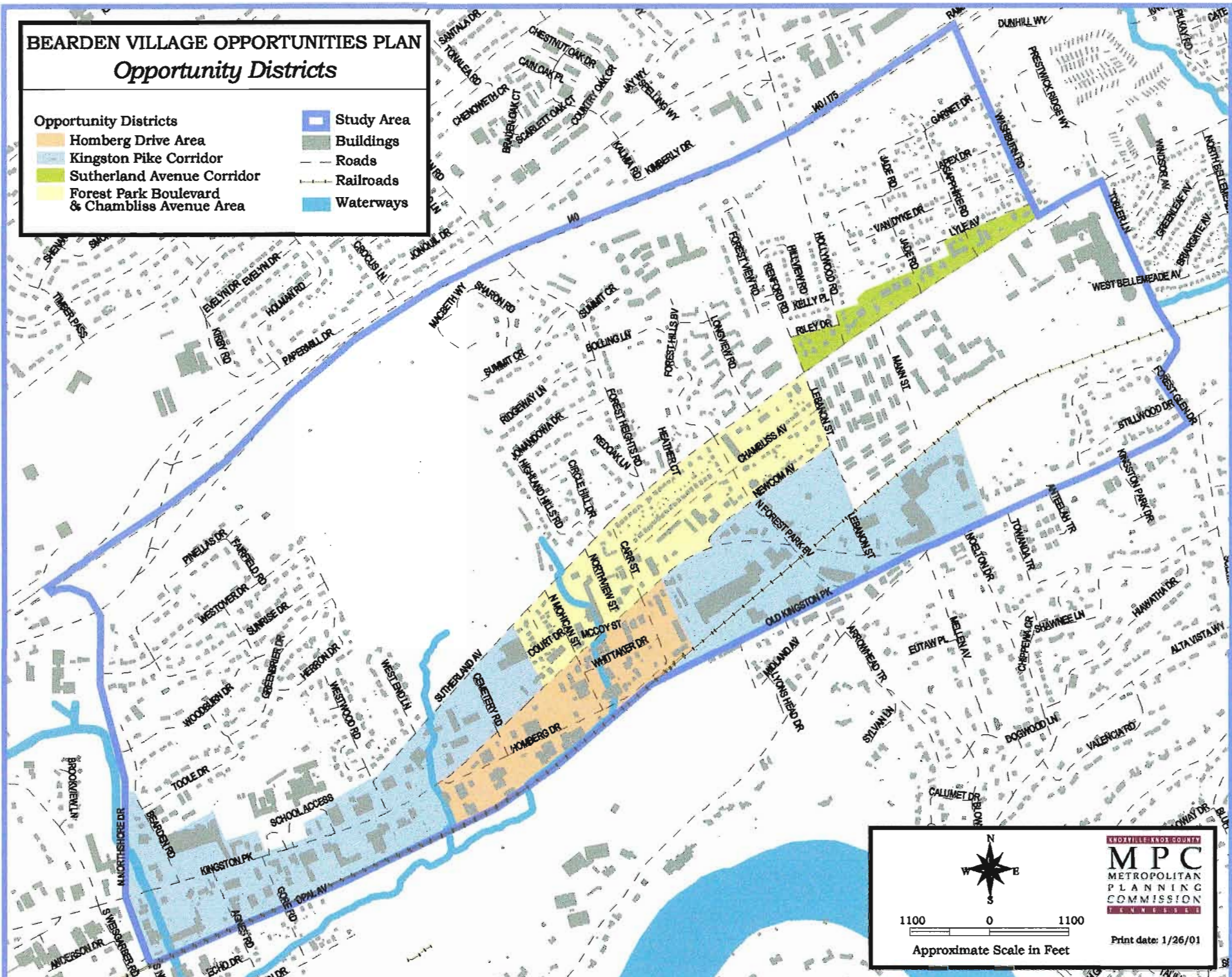
opportunities and design scenarios for four distinct commercial areas. The plan will create continuity within the uses and building facades as well as bring a sense of identity to these areas. These opportunity districts incorporate the development concepts recommended in this plan and serve as a model for Bearden's urban village atmosphere.




BEARDEN VILLAGE OPPORTUNITIES PLAN

Opportunity Districts

| | | | |
|---|---|---|------------|
|  | Homberg Drive Area |  | Study Area |
|  | Kingston Pike Corridor |  | Buildings |
|  | Sutherland Avenue Corridor |  | Roads |
|  | Forest Park Boulevard & Chambliss Avenue Area |  | Railroads |
| | |  | Waterways |



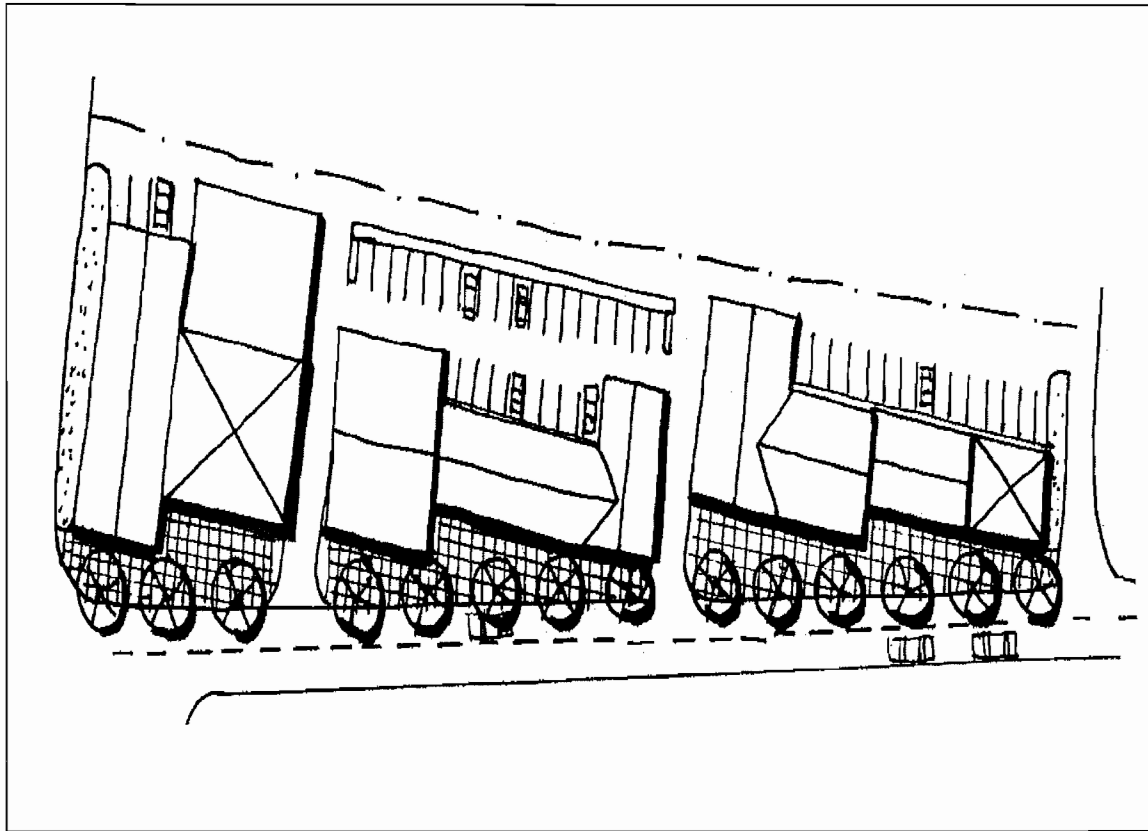


LTD HILL-FOOT COUNTY
MPC
 METROPOLITAN
 PLANNING
 COMMISSION
 KENNESAW, GA

1100 0 1100

Approximate Scale in Feet

Print date: 1/26/01



Sutherland Avenue Commercial Corridor

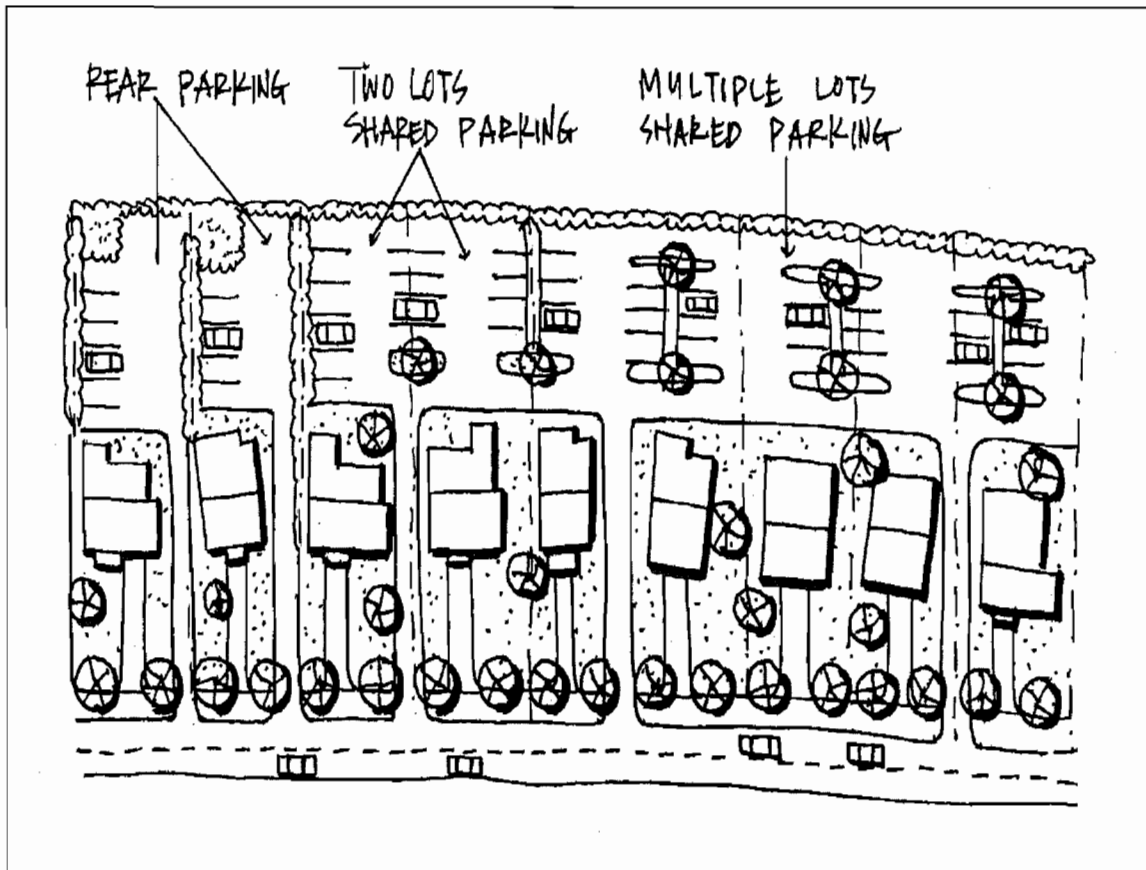
The Sutherland Avenue commercial corridor contains specialty grocery stores, gas stations and low- to medium-density residential dwellings. There is a lot of activity within this area because of the residential units, the mix of commercial stores and the activities of students at West High School and The University of Tennessee Married Student Housing complex.

Creating a safer, pedestrian-friendly environment, improving the visual appearance and controlling vehicle access would enhance pedestrian activity and increase the sense of place within this corridor. Additionally, consistently orienting building locations and improving facades along the street would complement the streetscape improvements.

RECOMMENDATIONS

- Parking to back of buildings with buildings fronting on sidewalks.
- Mixed use with commercial/retail on first floors of buildings and office/residential uses on subsequent floors.
- Consistent signage, landscaping and facade requirements.
- Vehicular access control into developments.





Forest Park Boulevard / Chambliss Avenue

The development occurring between Sutherland Avenue and Kingston Pike, east of Carr Street and west of Lebanon Street is a mix of office and residential uses. Most of the 1940-1950s homes have been converted into small-scale businesses, including legal and medical offices and veterinarian

practices. These home conversions serve as an appropriate buffer between Kingston Pike and the single family residential section north of Sutherland Avenue. These areas should be preserved and the small-scale character maintained.



RECOMMENDATIONS

- Require parking to the side or back of buildings with green space and sidewalk connections in front of businesses.
- Business conversions should not greatly disrupt the facades or overall structure of buildings.
- Establish sign requirements that maintain the small-scale character.



Mike Reynolds <mike.reynolds@knoxmpc.org>

FW: 3816 Sutherland Avenue

1 message

George Ewart <gewart@georgeewart.com>
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Sun, Oct 25, 2015 at 1:40 PM

Mike

Sorry I forgot to forward this to you.

George A. Ewart, AIA

GEORGE ARMOUR EWART ARCHITECT

404 Bearden Park Circle | Knoxville Tn. 37919

p:865.602.7771 c:865.805.9599 f:865.602.7742

[George Armour Ewart Architect](#) | [Facebook](#) | [Twitter](#) Please consider the environment before printing this email

This E-mail contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the Individual(s) named above. If you are not the intended recipient of this E-mail, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this E-mail is strictly prohibited. If you have received this E-mail in error, please immediately notify us at (865)602-7771 or notify us by E-mail.

From: George Ewart
Sent: Sunday, October 25, 2015 1:18 PM
To: 'Gerald Green' <gerald.green@knoxmpc.org>; Duane Grieve <dgrieve@knoxvilletn.gov>; TERESA FAULKNER <terryfaulk@bellsouth.net>
Cc: Aranda, Juan J. <thearandas@gmail.com>
Subject: 3816 Sutherland Avenue

Gerald

We wanted to thank you, Duane and Terry for taking time out of your schedules to meet with us regarding El Charro's potential new location at 3816 Sutherland Avenue.

I have had several conversations with the Aranda's since our meeting and they have decided to leave the property as designed with two curb cuts and the building in the location shown. On Monday we will be submitting the revised plans we shared with you, a copy of the access and driveway requirements from the zoning ordinance, a letter of support from the Pond Gap Neighborhood Community where the this parcel resides and maps showing 5 restaurant locations within one mile of this parcel having extremely large curb cuts or two, showing a precedent on Sutherland.

After exploring the Bearden plan that was presented to us, I offer the following to why the plan does not apply:

1. I did not see the boundary of the plan area, does it include the entire length of Sutherland? My thoughts of the Bearden Village area was from Forrest Park Blvd to Westover Rd.
2. The sketch shown to us in the meeting had two access points for each parcel. One being off of the main road and the other off a of an alley. Approximately less than 10% of all lots on Sutherland Avenue have an alley behind them. So was sketch only applicable to those lots or is the City going to purchase right-of-way for alleys?
3. Below is a list of uses that are taken out of the zoning ordinance that do not require a use on review in C-1. Each use would not go before MPC and each use since the lot size allows 2 curb cuts would have 2 curb cuts along Sutherland.

B. *Uses permitted.* Property and buildings in a C-1 neighborhood commercial district shall be used only for the following purposes:

1. Reserved.
2. Food market including specialty foods such as:
 - a. Bakery goods.
 - b. Delicatessen goods.
 - c. Meats.
3. Drugstore or fountain including:
 - a. Book and reading matter.
 - b. Stationery.

- c. Tobacco.
 - d. Vanity goods.
 - e. Pharmacy.
4. Barbershop and beauty shop.
 5. Cleaning and pressing collection stations.
 6. Gift shop.
 7. Self-service laundry and/or dry cleaning establishment, either coin- or attendant-operated; provided, however, that notwithstanding other requirements of this section, no such establishment shall exceed four thousand (4,000) square feet of gross floor area and no variance to such maximum floor area shall be granted.
 8. Gasoline service station. (See article V, section 11, for additional requirements.)
 9. Shoe repair and shoeshine service.
 10. Professional and business offices.
 11. Nameplate and sign, as regulated in article V, section 10.
 12. Accessory buildings and uses customarily incidental to the above uses.
 13. Utility substations, easements, alleys and rights-of-way, and transportation easements, alleys and rights-of-way.
 14. Recycling collection facility as an accessory use only as regulated by article V, section 18.B.
 15. Personal gardens.
 16. Community gardens.
 17. Market gardens.

We feel that all of the requirements from the zoning ordinance have been met in our submission. It is our hope that with our meeting and the above referenced information you will agree that this USE is proper for this site and two curb cuts are needed.

El Charro is hoping to be a part of this community for a long time and would appreciate your support in making this project work.

Please contact me with any questions or comments.

Respectfully

George A. Ewart, AIA

GEORGE ARMOUR EWART ARCHITECT

404 Bearden Park Circle | Knoxville Tn. 37919

p:865.602.7771 c:865.805.9599 f:865.602.7742

George Armour Ewart Architect | [Facebook](#) | [Twitter](#)

 Please consider the environment before printing this email

This E-mail contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the Individual(s) named above. If you are not the intended recipient of this E-mail, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this E-mail is strictly prohibited. If you have received this E-mail in error, please immediately notify us at (865)602-7771 or notify us by E-mail.



Mike Reynolds <mike.reynolds@knoxmpc.org>

Fwd: Ewart/ use on review,3816 Sutherland Avenue

1 message

Gerald Green <gerald.green@knoxmpc.org>
 To: Mike Reynolds <mike.reynolds@knoxmpc.org>
 Cc: Dan Kelly <Dan.Kelly@knoxmpc.org>

Wed, Nov 4, 2015 at 8:35 AM

Good Morning Mike,

Could you please include this email in the staff report for the project.

Thanks,
 Gerald

Gerald Green AICP

Executive Director
 Metropolitan Planning Commission
 Knoxville-Knox County

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

From: **TERESA FAULKNER** <terryfaulk@bellsouth.net>
 Date: Tue, Nov 3, 2015 at 10:43 PM
 Subject: RE: Ewart/ use on review,3816 Sutherland Avenue
 To: Gerald Green <gerald.green@knoxmpc.org>

Dear Mr. Green,

Would you please include in MPC Commissioners' packet for the November 12 MPC meeting this email below which states the Bearden Council reasons for requesting denial of the use on review by applicant, George Ewart, for the property located at 3816 Sutherland Avenue.

Some information about the Bearden Council:

Bearden Council is an umbrella group which represents five neighborhood associations located in the Bearden area; Westwood, Sequoyah Hills/Kingston Pike, Forest Heights, Historic Sutherland Heights and Lyons View. The Bearden Council was formed in 2001 to implement the goals of the MPC Bearden Village Opportunities Plan which was approved by MPC Commissioners and Knoxville City Council in 2001.

The Bearden Village Opportunities Plan and its' successful implementation:

Our MPC Small Area Plan was produced by MPC staff working with community leaders and area business owners who met together regularly for a year to create a professional plan for an environmentally sustainable pedestrian "village" where people could live, provide for all their needs and never own a car. Using this plan as a foundation, in the last 14 years

Bearden Council members have helped to acquire over two million dollars for greenways, sidewalks, seven sheltered bus stops from TDOT, KAT, the city and developers/business owners; over 800 trees have been installed in our community and our "Village" received the first ever MPC Environmental Sustainability Achievement Award.

Bearden Council position on request for use on review for 3816 Sutherland Avenue:

Many of Bearden's commercial buildings are older and have been renovated for their present use. In time, due to the success of our village efforts, we expect that many of these renovated, and unimproved buildings will be torn down and new structures will be built on those properties. Bearden Council members will work towards having any new development on those properties meet the standards set forth in the Bearden MPC plan. The property at 3816 Sutherland Avenue is a vacant lot. **It is our position that the development of this lot should meet the guidelines presented in our Village Plan which states that buildings (in this case a new structure on a vacant lot) should be placed in "close proximity to streets and sidewalks"...with "parking lots oriented to the backs of buildings."**

A representative of our group met recently with Gerald Green and the petitioner for the use on review, George Ewart (and his clients, Joan and Norma Aranda), in a failed effort to reach a compromise; we offered to support two curb cuts at the site instead of one as recommended in our plan, if the building was moved to the front of the site and parking to the rear.

Bearden Council stands behind the MPC staff recommendation against approval for a use or review for this project

Thank you for your consideration of this matter.

Terry Faulkner, President; Bearden Council

Shop in Pond Gap
Save our pond

Pond Gap Area Neighborhood Association

"Thou shalt be
called the repairer
of the breach, the
restorer of paths
to dwell in."

Isaiah 58:12

Early settlers (1790's) drove their cattle to that pond gap pasture
(on Hollywood). That's how Pond Gap got its name.

Our Website is
www.pondgapcommunity.com

We're home to Sutherland Airfield (Knoxville's first airport), Knoxville Drive-In Theater, Ringling Bros. Circus (big top), Golf Range Field of Harmony, the paper mill on Papermill Road., and a bunch of great folks.

10/15/2015

We, as Pond Gap residents and association members, welcome El Charro restaurant to our neighborhood. David Williams, president

David Williams

Jacqueline Bouwin

David Williams

Harry McClure

John Schuman

Cheryl S. McClure

Wm J. Potter

Harry Boss

Michelle Loring

Bethany Boss

Just Testerman

Luca A. Boss

Mia Penise Brown

Jenny Auntie

John C. [unclear]

Dorothy Crabtree

McCalle Whimmon

Jack Crabtree

Roberta Potter

John R. Whitehead

POND GAP ... WHERE BEARDEN'S DAY BEGINS!™

PO Box 10704

Knoxville TN 37939

George Ewart

From: George Ewart
Sent: Friday, October 23, 2015 9:16 AM
To: 'Duane Grieve'; 'Gerald Green'
Cc: 'TERESA FAULKNER'; 'Duane Grieve'; dan.kelly@knoxmpc.org; dgrieve@cityofknoxville.org; 'Jbletner'; 'Christine Griffin'; terryfaulk@aol.com; 'Mike Reynolds'
Subject: RE: 3816 Sutherland Ave Project
Attachments: 15095 - SITEPLAN 23oct2015.pdf; 15095 - PLAN_ELEV 22oct2015.pdf; Sec. 7. - Minimum off-street parking, access and driveway requirements.pdf

To All

Attached are plans in which we have incorporated the comments received from MPC.

1. Also attached is the access and driveway requirements which allows 2 curb cuts along frontage over 149 feet. Our frontage is 199 feet along Sutherland Avenue. This project would be the only restaurant on Sutherland Avenue to have one curb cut as was recommended in your comments. We feel that precedent has been set on Sutherland to have two and the attached driveway requirements support our design.
2. We have ran a sidewalk from the property to connect to the existing sidewalk along Sutherland. This will help with pedestrian connection.
3. Trees are shown in the location where we feel will do the best for this project. The adjacent business is a pet daycare and we feel strongly about locating trees as close to the daycare as possible to help reduce any sound from barking animals.
4. Along Sutherland we have shown nicely landscaped low shrubs.

We look forward to meeting everyone today.

Respectfully

George A. Ewart, AIA

GEORGE ARMOUR EWART ARCHITECT

404 Bearden Park Circle | Knoxville Tn. 37919
p:865.602.7771 c:865.805.9599 f:865.602.7742
[George Armour Ewart Architect](#) | [Facebook](#) | [Twitter](#)

 Please consider the environment before printing this email

This E-mail contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the individual(s) named above. If you are not the intended recipient of this E-mail, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this E-mail is strictly prohibited. If you have received this E-mail in error, please immediately notify us at (865)602-7771 or notify us by E-mail.

From: Duane Grieve [mailto:ldgfaia@grievearchitects.com]
Sent: Thursday, October 22, 2015 4:50 PM
To: George Ewart <gewart@georgeewart.com>; 'Gerald Green' <gerald.green@knoxmpc.org>
Cc: 'TERESA FAULKNER' <terryfaulk@bellsouth.net>; 'Duane Grieve' <dgrieve@cityofknoxville.org>;

Sec. 7. - Minimum subject parking, access and driveway requirements. CODE OF ORDINANCES | TULLAH, TN | MULTICODS LIBRARY
 V, SECTION 3, ARTICLE V, SECTION 7 AND ARTICLE VII, SECTION 3. THE FOLLOWING conditions shall also apply:

- a. The parking lot shall not have access from the more restrictive district.
- b. All sides of the lot, except those openings for ingress and egress, shall be enclosed with an opaque ornamental fence, wall or dense evergreen hedge having a height of not less than five (5) feet nor more than six (6) feet. Such fence, wall, or hedge shall be maintained in good condition. Bumper stops or a curb shall be provided so as to prevent any vehicle from projecting over the buffer strip.
- c. The intensity of light and arrangement of reflector shall be such as not to interfere with residential districts.
- d. No sign of any kind shall be erected except information signs used to guide traffic and to state the conditions and terms of the use of the lot. Only nonintermittent white lighting of signs shall be permitted.

B. *Access and driveway requirements.* These regulations are applicable in zone districts without specific access and driveway requirements exclusive to the zone district. If specifically provided, the requirements in article IV shall prevail. The department of traffic engineering, and the office of the city engineer are authorized to develop and implement such policies and procedures as may be necessary and desirable to control the design and construction of driveways which are consistent with this ordinance. The policy herein authorized shall include the following or similar provisions and such other provisions as may be found necessary and/or desirable to implement the intent of this ordinance. The intent of this section is to promote the safety of present and future inhabitants, and to ensure that application of the zoning ordinance is in full conformance with all official, adopted plans.

(1) The number of driveways shall be based on the type of development on the property served and the amount of frontage which that property has on a given street, joint permanent easement or access easement as follows:

(a) Houses, duplexes and attached houses.

| Lot Frontage | Maximum Number of Driveways |
|--|-----------------------------|
| < 75 feet | 1 |
| 75 feet—149 feet | 1 |
| > 149 feet—300 feet | 2 |
| Each additional 150 feet > than 300 feet | 1 |



* EL CHARRO SITE IS 199 feet

Exception: Circular driveways or duplexes may have a maximum of two (2) driveways.

(b) All other development.



Imagery ©2015 Google, Map data ©2015 Google 500 ft

RESTAURANT LOCATIONS ON SUTHERLAND AVE.
DISTANCE FROM ① to ⑥ IS 1mile.

Google Maps Google Maps



Imagery ©2015 Google, Map data ©2015 Google 50 ft

① EL CHARRO SITE

Google Maps Google Maps



Imagery ©2015 Google, Map data ©2015 Google 20 ft

② COOP CAFE



Imagery ©2015 Google, Map data ©2015 Google 20 ft

③ RED ONION , DEAD END BBQ



Imagery ©2015 Google, Map data ©2015 Google 20 ft

④ GOSH, HOLY LAND



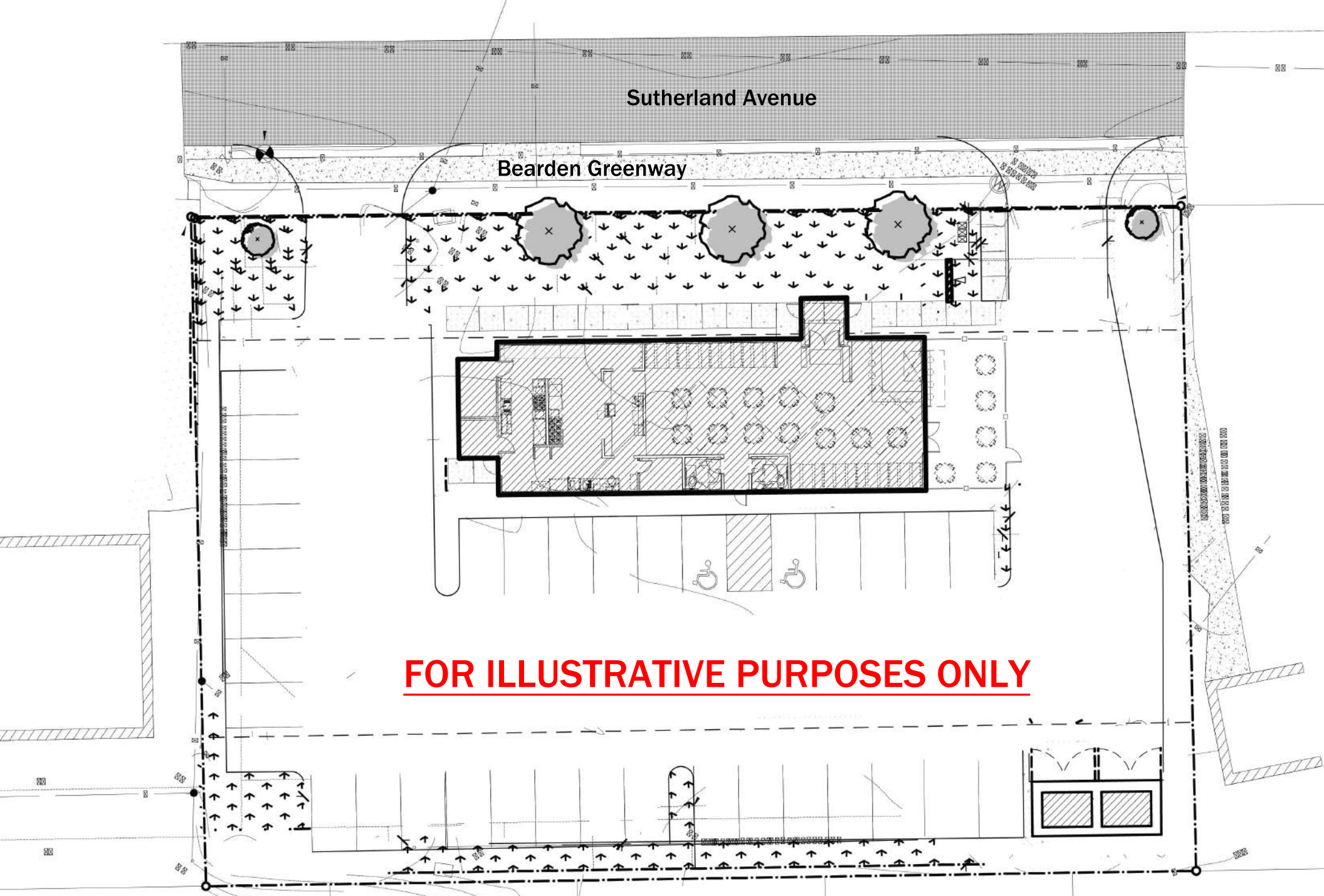
Imagery ©2015 Google, Map data ©2015 Google 50 ft

⑤ OSAKA , Popculture , Subway



Imagery ©2015 Google, Map data ©2015 Google 20 ft

© SAYELLI'S



FOR ILLUSTRATIVE PURPOSES ONLY

This conceptual site plan was created by MPC staff using the proposed building and site elements, and is not intended to be a substitute or alternative plan for approval by the planning commission.