



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

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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

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

[MPC Comment] El Charro 3816 Sutherland Avenue

1 message

George Ewart <gewart@georgeewart.com>

Tue, Nov 10, 2015 at 4:20 PM

Reply-To: gewart@georgeewart.com

To: "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "commission@knoxmpc.org" <commission@knoxmpc.org>, "eason.mpc@gmail.com" <eason.mpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, "Jeffrey W. Roth" <jwroth@qmwkx.com>, "Scott Smith (ssmith@volrealty.com)" <ssmith@volrealty.com>
Cc: Gerald Green <gerald.green@knoxmpc.org>, "Aranda, Juan J." <thearandas@gmail.com>

Dear Commissioners

I want to clarify some points brought up in today's agenda review meeting and they are as follows:

1. The Bearden Village Opportunities Plan was prepared in January 2001 and to the best of my knowledge it has never been applied to Sutherland. Since that time a number of developments have occurred on Sutherland Avenue with enough impact that have created many different Opportunities. The creation of a new sports complex, new offices and six restaurants within the Opportunities area and another four within one mile of this location for a total of ten. All of the above captured their own Opportunities. With that in mind, does precedent trump an outdated plan? My answer is yes and all of the developments were per the zoning ordinance.
2. There are sixteen uses spelled out in the C-1 zone that are allowable and can be built just as we have drawn without obtaining approval from MPC.
3. Each of the ten restaurants mentioned above are all designed and constructed with parking in front of their buildings. Dead End BBQ was a use on review that was approved by MPC in 2009. The building was existing but an addition was added to it on the front elevation. The Opportunities Plan was not applied to this building and the Use was permitted.
4. Staff is requesting EL Charro to locate their building in the front of this lot referring to the Opportunities Plan. El Charro's current restaurant on Bearden Hill has parking in the rear and on the side. They have currently sold this piece of property, mainly due to the same building configuration the staff wants them to implement on Sutherland. Their patrons perceive that they are closed because no one can see the parking lot. I ask each one of you, would you spend \$750,000 developing a site that will have the same issues as what they are currently leaving?
5. The issues with moving the building closer to the road are the depth of the site and many easements that have been placed on the property. Moving the building would require a front yard variance. Even Mr. Green's drawing in your packet indicates that. It shows the main entrance in the 25' setback, which is 10' deep, requiring a front yard setback variance reducing the front yard to 15'. This requires another public meeting and you will be approving a plan that does not work.
6. By placing parking in the rear of the building, lights from cars will be continually spotted on the four residential lots and houses that abut this property.
7. Attached is an article from the News Sentinel on why El Charro is still in the area and looking to relocate. Here is the link to the article: http://www.knoxnews.com/business/el-charro-postpones-closure-in-bearden_38491318

With the above in mind, I ask you to approve this Use as submitted and exclude item 4 from the staff's report.

Please contact me with any questions or comments.

Respectfully

George A. Ewart, AIA

GEORGE ARMOUR EWART ARCHITECT

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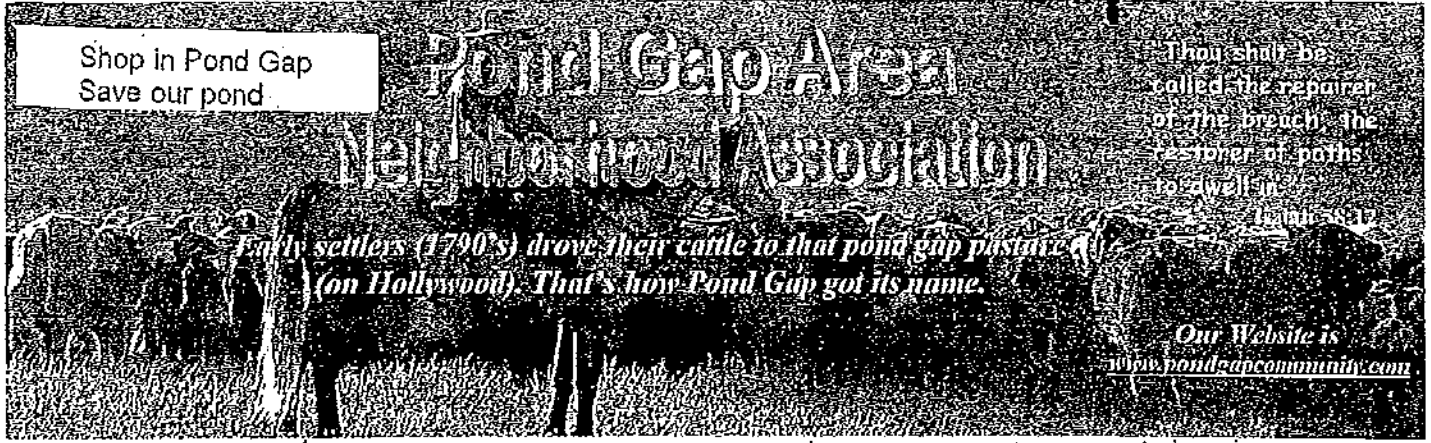
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This message was directed to commission@knoxmpc.org

11-E-15-WR-COR-PondGap



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.

Our neighborhood welcomes El Charro restaurant and strongly supports their request to the planning commission for approval of a 'use on review' for the site at 3816 Sutherland (next to Breadbox).

Name	RECEIVED NOV 10 2015 Metropolitan Planning Commission	Address
<i>Ed B. Cox</i>		P.O. Box 1213, Saymore, TN
<i>Neil B...</i>		2763 Semmelle Rd, Maryville, TN 37804
<i>[Signature]</i>		3330 Sutherland Ave, Knoxville
<i>David W. White</i>		1315 Club Dr Loudon, TN 37774
<i>[Signature]</i>		7609 Cedarcrest Rd Knoxville TN 37939
<i>[Signature]</i>		406 Whitaker St. 767-2nd, TN 37828
<i>[Signature]</i>		PO Box 22743 Knoxville, TN 37933
<i>William Christenberry</i>		7110 Sheffield Dr. Knoxville, TN 37909
<i>Bobbie Christenberry</i>		7110 Sheffield Dr Knoxville TN 37909
<i>Carla Hatfield</i>		4305 Furen Rd 37938
<i>Ted Anderson</i>		4305 Furen Rd 37938
<i>Irvin E. Meade Sr</i>		718 Settlers Pond Way 37923
<i>Jack Sleight</i>		1814 HIDDEN DOOR LN 37922
<i>Wallace McClurg</i>		7116 Crest Hill Drive 37919

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
peace.

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

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Name

Address

RECEIVED

NOV 10 2015

Metropolitan
Planning Commission

David A. Smith

525 Renford Rd. # A501

Robert D. Wilby

515 RENFORD RD B-203

Mary Ellen Seeto

515 Renford RD 325 B

John P. ...

515 Renford Rd Apt B411

Carolyn Jenkins

515 RENFORD RD APT B 410A

Barbara Leeds

515 Renford Apt B-405

Ronald Owens

515 Renford Rd # B-403

June Sullivan

515 Renford Rd B-405

Carlone Britton

515 Renford Rd # 425

Jenny Presley

515 Renford rd B-308

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

PO Box 10704

Knoxville TN 37939

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Name

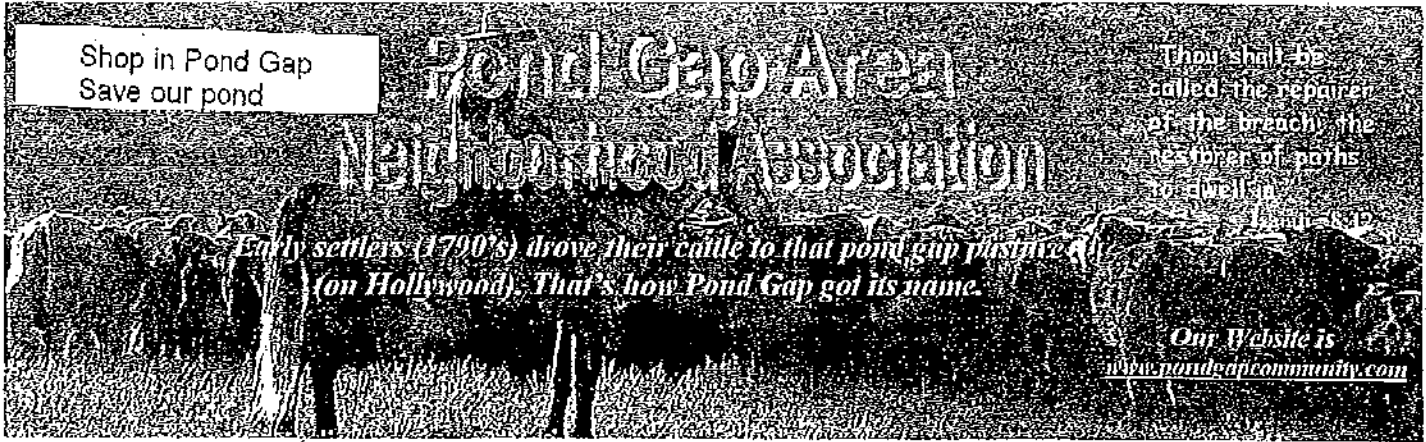
Address

James Chastain
Din Epperson



515 Renford Rd.
515 Renford Rd
515 Renford
515 Renford
525 Renford
515 Renford
515 Renford
515 Renford
515 Renford
515 Renford
575 Renford Rd - 37919
515 Renford Rd
515 Renford Rd
515 RENFORD

Kathy Chance
Beth Houswright
Allen Stebbins
Jody Stebbins
Patricia Moore
Joseph Redding Jr.
Dewey Collier
Jill Sharp
Ann Dyer
Pam Stebbins
Jerry Bowling



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Name

Address

Dorothy White
Richard Murray
John Rollins
Francis Docters
Jill McKenzie
Becky Overton
Pat Evans



525 Renford Rd
515 RENFORD RD
515 Renford Rd. B 505
315 Renford Rd
515 Renford Rd B-615
515 Renford Rd
515 Renford B513

DAVID LAWSON
JENNIFER ROSE
Tom McDaniel
Robert Linder

515 RENFORD RD - RD
515 RENFORD RD.
515 Renford Rd
525 Renford



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