



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

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**3515 North Broadway Rezoning File#7-0-16-RZ**

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**Peter Breazeale** <peter@peterbreazeale.com>

Tue, Jul 12, 2016 at 4:59 PM

To: gerald.green@knoxmpc.org

Cc: bettyjo.mahan@knoxmpc.org, liz.albertson@knoxmpc.org, jeff.archer@knoxmpc.org, michael.brusseau@knoxmpc.org,

Kaye Graybeal &lt;kaye.graybeal@knoxmpc.org&gt;

Director Gerald Green  
Knoxville-Knox County Metropolitan Planning Commission  
City-County Building, Suite 403  
Knoxville, TN 37902

Via Email

Reference: 3515 N. Broadway  
File #7-0-16-RZ  
7/14/2016 agenda item #41

Dear Director Green:

As a resident of the Emoriland – Fairmont Park neighborhood I wanted to express my agreement with you staff's recommendation to deny the rezoning request for 3515 North Broadway. I do not feel that C-4 zoning and more specifically a pawn shop or the other highway and arterial permitted uses would be in keeping with the surrounding commercial and residential properties.

As I am sure you are aware the neighborhood and the city have done a great deal in the last several years to improve the entrance to our community and to bolster the historic nature and feel with the new bridges over first creek at Emoriland and Fairmont boulevards. This included the removal of the Pizza Hut commercial property at Emoriland and a general improvement of the disjointed land use along our section of North Broadway. I feel that a departure from this effort and your commissions recommended Broadway mixed use zoning recommendations would be a step in the wrong direction.

Thank you for you time and consideration.

Sincerely,

Peter Breazeale  
1716 Emoriland Blvd  
Knoxville, TN 37917  
[865-387-9591](tel:865-387-9591)

cc:  
Betty Jo Mahan  
Liz Albertson  
Jeff Archer  
Kaye Graybeal  
Michael Brusseau



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

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**Rezoning vacant car dealership across from Emoriland entrance.**

1 message

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**Molly Conaway** <molly.conaway@gmail.com>

Tue, Jul 12, 2016 at 9:01 PM

To: gerald.green@knoxmpc.org, bettyjo.mahan@knoxmpc.org, liz.albertson@knoxmpc.org, jeff.archer@knoxmpc.org, michael.brusseau@knoxmpc.org, kaye.graybeal@knoxmpc.org

Hello-

My name is Molly Conaway, I am on the board of the Oakwood-Lincoln Park Neighborhood Association.

I've noticed a few properties from our neighborhood on your agenda tomorrow...specifically the application by Raj Sood on behalf of Capso Properties LLC at the entrance of the Emoriland neighborhood. PLEASE consider this before voting. Oakwood-Lincoln Park is just getting momentum again.

We are working hard to put our neighborhood back together....and there is a lot of work to be done. We will get there. We are asking your support with this. **We absolutely do not need another pawn shop.** So please consider this rezoning carefully.

Thank you. I will be present at the meeting tomorrow.

Molly

[309-830-5853](tel:309-830-5853)



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

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**[MPC Comment] 7/14/2016 Agenda – Item #41 – 3515 N. Broadway**

1 message

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**'James Cotham' via Commission** <commission@knoxmpc.org>

Wed, Jul 13, 2016 at 2:14 PM

Reply-To: jascotham@yahoo.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

July 13, 2016

Re: MPC – 7/14/2016 Agenda – Item #41 – 3515 N. Broadway

Knoxville/Knox County Metropolitan Planning Commission  
City County Building  
400 Main Street, Suite 403  
Knoxville, TN 37902

To the Knoxville/Knox County MPC:

I am writing at the request of the Fairmont Emoriland Neighborhood Association Board of Directors. Our mission is to preserve, promote and protect the Fairmont Emoriland Neighborhood.

The Fairmont Emoriland Neighborhood Association/ Board of Directors (BOD) does not support the request for re-zoning at 3515 N. Broadway. We urge you to deny this request for a C-4/F-1 re-zoning. We would support the staff recommendation of C-3/F-1 re-zoning instead.

**Our request for denial of C-4/F-1 is based upon the following:**

1-The property at 3515 N. Broadway directly faces the neighborhood of Fairmont-Emoriland, which is protected by Neighborhood Conservation Overlay (NC-1) as defined in Knoxville's Code of Ordinances.

**R-1 is the most restrictive residential district intended for low density residential land use and intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment.** C-4 is not an appropriate zone to border an R-1 zone and would be injurious to the surrounding neighborhood.

2-The Central City Sector plan supports C-3 zoning which is predominant in surrounding properties. C-4 would be a more intense use than a large majority of the surrounding properties. There is a small, spot zoned C-4 south of this parcel, but it is not directly across from the entrance to the R-1 neighborhood.

Based on the staff recommendations and comments in the July 14, 2016 Agenda, we respectfully request the Board of Zoning Appeals to deny rezoning as a C-4 per the application request.

Thank you for your time and attention.

Sincerely,

Steve Cotham

Fairmont Emoriland Neighborhood Association

Founder and former president

1712 Emoriland Blvd.

Knoxville, TN 37917

[865-686-0582](tel:865-686-0582)

[jascotham@yahoo.com](mailto:jascotham@yahoo.com)

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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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**[MPC Comment] MPC agenda items #29, #32 and # 41**

1 message

**'William Hutton' via Commission** <commission@knoxmpc.org>

Tue, Jul 12, 2016 at 11:20 PM

Reply-To: s\_wlhutton@yahoo.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Dear Commissioners,

There are several items on the July meeting agenda the are in or around my neighborhood, Oakwood Lincoln-Park.

My opinion:

agenda item #29 ED Smith - Pratt Partners (off Cedar LN and Pratt RD behind Ingle's) request rezone R-1 to C6 to build a hotel. Staff recommends to deny. I agree with the staff recommendation. Pratt Rd is narrow and was designed for low density residential. There is vacant commercial land adjacent and could be used instead of encroaching further in to the residential zone.

agenda item #32 Trinity Business Group (North AVE & Cornelia) Request rezone I-3 to I-4 {Heavy Industrial} to process yard waste. Staff recommends to deny. I agree with the staff recommendation. North AVE is too narrow for heavy trucks and the property borders R-2 IH1.

agenda item #41 RAJ Sood (Broadway @ Rider) former Harry Lane. Request C4 Pawn Shop w/outside storage/display? Staff recommends C-3 (deny C-4) I agree with the staff recommendation. The majority of the surrounding property is C3 and this would insure that in the future outside displays/storage (used cars etc.) would not be permitted.

I would request that the MPC Commissioners follow Staff recommendations and deny #29, #32 and #41

**Bill Hutton Oakwood Lincoln-Park Neighborhood Association**

2402 Harvey ST

Knoxville, TN 37917

(865) 773 5228

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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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**3515 North Broadway**

1 message

**Griffo Lucille** <lulu7476@gmail.com>

Tue, Jul 12, 2016 at 6:14 PM

To: gerald.green@knoxmpc.org, bettyjo.mahan@knoxmpc.org, liz.albertson@knoxmpc.org, jeff.archer@knoxmpc.org, michael.brusseau@knoxmpc.org, kaye.graybeal@knoxmpc.org

Cc: Griffo Lucille &lt;lulu7476@gmail.com&gt;

To: Metropolitan Planning Commission

From: Lucille Griffo

Date: July 12, 2016

I am writing to express my disapproval of this property being rezoned to accommodate a pawn shop.

The Broadway corridor has become a collection of pawn shops and money lenders, catering to the working class poor while taking advantage of them. I personally am opposed to both modes of operation and feel it only furthers the desperation of people using these services.

In addition, the collection of these businesses significantly contributes to congestion, the running of red lights and the preponderance of accidents along Broadway. There is considerable foot traffic along Broadway, most of whom are homeless and many of whom are incapacitated - a situation that regularly creates hazards for drivers. If anything, this corridor badly needs a facelift, safe sidewalks and the removal of these types of businesses.

Respectfully,

Lucille Griffo

Fairmont-Emoriland Neighborhood Association Board Member

Lucille Griffo

3326 Monmouth St.

Knoxville, TN 37917

[lulu7476@gmail.com](mailto:lulu7476@gmail.com)

865-405-5453



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

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**[MPC Comment] Oppose- C-4 request @ 3515 Broadway; MPC Agenda item #41**

1 message

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**'Lauren Thompson Rider' via Commission** <commission@knoxmpc.org>

Wed, Jul 13, 2016 at 2:28 PM

Reply-To: laurenellent@yahoo.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

July 13, 2016

Re: MPC – 7/14/2016 Agenda – Item #41 – 3515 N. Broadway

Knoxville/Knox County Metropolitan Planning Commission  
City County Building  
400 Main Street, Suite 403  
Knoxville, TN 37902

To the Knoxville/Knox County MPC:

I am writing this letter in opposition to the requested C-4 at 3515 N. Broadway and urge you to deny. I would support the staff recommendation of C-3/F-1 re-zoning instead.

**This request for denial of C-4/F-1 is based upon the following:**

1-The property at 3515 N. Broadway directly faces the Historic R-1 zoned neighborhood of Fairmont-Emoriland. As defined in Knoxville's Code of Ordinances, Appendix B Article IV Section 2.1.1,

**R-1 is the most restrictive residential district intended for low density residential land use and intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment.** C-4 is not an appropriate zone to border an R-1 zone and would be injurious to the surrounding neighborhood.

2-The Central City Sector plan supports C-3 zoning which is predominant in surrounding properties.

C-4 would be a more intense use than a large majority of the surrounding properties. There is a small, spot zoned C-4 south of this parcel, but it is not directly across from the entrance to the R-1 neighborhood.

3-Though writing only on the behalf of myself, I have been working with neighbors from 6 neighborhood organizations over the last year and half to look at vacant property use and development along the Broadway Corridor. Working together as the Broadway Corridor Task Force, we have spent many hours discussing what would spur positive, community friendly development along Broadway. A C-3 zoning would be in keeping with our desires as discussed. A C-4 zoning is too instensive and would allow uses that do not blend with the corridor nor with the vision that neighbors have discussed.

Based on the staff recommendations and comments in the July 14, 2016 Agenda, I respectfully ask that you deny rezoning as a C-4 per the application request. I ask that you instead refer to staff recommendations, the Central City Sector Plan and the impact on neighboring parcels and assign the C-3/F-1 zoning.

Thank you for your time and attention.

Sincerely,

Lauren Rider

229 E. Scott Avenue

Knoxville, TN 37917

[865-964-3905](tel:865-964-3905)

[laurenellent@yahoo.com](mailto:laurenellent@yahoo.com)

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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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**7-O-16-RZ Pawn Shop Comments**

1 message

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**Paul Schmutzler** <pschmutzler@gmail.com>

Wed, Jul 13, 2016 at 1:11 PM

To: gerald.green@knoxmpc.org, bettyjo.mahan@knoxmpc.org, liz.albertson@knoxmpc.org, jeff.archer@knoxmpc.org, michael.brusseau@knoxmpc.org, kaye.graybeal@knoxmpc.org

Dear MPC members,

As a member of the Edgewood Park Neighborhood Association, resident of North Knoxville and friend to our neighbors the Fairmont-Emoriland Neighborhood Association, I want to express my disagreement that the property at 3515 N. Broadway be rezoned to allow for a pawn shop to be erected.

This will only add to the already struggling reputation of the business district on our stretch of Broadway as a place that caters to the lowest caliber and most disadvantaged of our society. A pawn shop will add to this reputation by making it even easier for criminals to offload their stolen property from our neighborhoods. It will also serve as another type of "payday loan" business of which we already have too many.

I urge you to stand with our neighborhoods in North Knoxville and recommend against the rezoning.

Thank you.

Paul Schmutzler

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Paul



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

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## Rezoning at Emoriland and Broadway

1 message

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**Kathleen Sherfick** <ksherfick@gmail.com>

Wed, Jul 13, 2016 at 12:40 PM

To: gerald.green@knoxmpc.org, liz.albertson@knoxmps.org, jeff.archer@knoxmpc.org, michael.brusseau@knoxmpc.org, kaye.graybeal@knoxmpc.org, bettyjo.mahan@knoxmpc.org

We have lived on the corner of Emoriland and Broadway for nearly 18 years and are probably the closest "neighbors" to the intended pawn shop. In these 18 years we have been robbed 4 times and believe that a C-4 zoning will make us even more vulnerable. We request that you do not approve such a change.

Sincerely,

Kenneth and Kathleen Sherfick  
1517 Emoriland Blvd  
689-0768