



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

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**[MPC Comment] Fwd: Agenda Item #53, 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>

Wed, Jan 11, 2017 at 5:24 PM

FYI. In speaking with Bearden Council representatives, they have indicated that they will request a condition be attached to the recommendation for approval of the rezoning request that development of the site be in compliance with the Bearden Village Opportunities Plan.

Gerald

**Gerald Green AICP**

Executive Director  
Knoxville-Knox County  
Metropolitan Planning Commission  
400 Main Street, Suite 403  
Knoxville, TN 37902  
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----- Forwarded message -----

From: **Peter Hall** <[PeterH@dominiondg.com](mailto:PeterH@dominiondg.com)>  
Date: Wed, Jan 11, 2017 at 4:23 PM  
Subject: Agenda Item #53, Sutherland Avenue  
To: "[gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)" <[gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)>  
Cc: "[michael.brusseau@knoxmpc.org](mailto:michael.brusseau@knoxmpc.org)" <[michael.brusseau@knoxmpc.org](mailto:michael.brusseau@knoxmpc.org)>

Mr Green, I hope you are doing well today. I wanted to reach out to you regarding a rezoning request that is on the agenda for tomorrow's MPC meeting. We are requesting that a property we own near the intersection of Sutherland and Forest Park be rezoned from R-3 to C-1. The property was previously zoned C-1 and was rezoned R-3 a few years ago to match the apartments next door that we also owned. Those apartments have since been sold, however we retained this small property next door. It is obvious to me, and obvious to your staff based on their report, that the best and most reasonable zoning for this property is C-1. Our plans are to construct a small office building or retail space. We are in the process of getting a final survey on the property and will start plans shortly. We do not have a complete site plan or architectural plans at this time. I have been approached by the Bearden Council about the property, and I am sure they have discussed it with you as well. I am happy to share plans with them and welcome their input. However, I do not have anything to share with them at this time other than to state what our intentions would be. They have notified me that they are going to ask that the rezoning be postponed based on their board not receiving any plans nor having input into the development. I would argue that the finished site and building plans should not have bearing on the rezoning request as it is not a requirement, and would ask that MPC not postpone this item but approve it, as it is the best zoning for the property. Again, we are happy to work with the neighborhood and receive their input at the proper time. We want nothing more than to develop this property into something positive for the Sutherland Ave area. I am going to do my best to be at the meeting tomorrow, but unfortunately I have a conflicting meeting with the COK redevelopment office. Thank you

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Peter Hall | Dominion Development Group | [865.207.1480](tel:865.207.1480)

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

January 11, 2017

Re: Three Items of concern to Bearden Council members on the January 12, MPC Agenda

Dear Mr. Green and MPC Commissioners,

*The Bearden Council is composed of neighborhood representatives from five neighborhoods in the Bearden community, (Westhood, Forest Heights, Historic Sutherland Heights, Lyons View and Kingston Pike/Sequoyah Hills).*

*Our group has worked since 2001 to implement the goals put forth in the MPC Bearden Village Opportunities Plan.* We have worked with over 150 business owners and numerous developers, local government and state organizations, etc. to help beautify, add greenways and improve pedestrian safety/public transit in the area. A great deal of our success thus far can be attributed to the willingness of business owners and developers to join with us in our efforts to implement the Village plan.

**Re: Agenda Item 53**

**3822 Sutherland Avenue rezoning:**

In late December I phoned Mr. Hall and invited him to meet with our group re: the property at 3822 Sutherland Avenue to talk about his plan, the need for additional trees in this area, landscaping, small monument signage, etc; design elements which are recommended in the Bearden Village Plan. ***I told him that members of our group believed that the request for the rezoning to C-1 was appropriate, but we would like to see his plan before we supported the rezoning.*** I followed up with an email to him but had no response re: a meeting with our group.

**Bearden Council request for a postponement:**

**We are requesting a postponement of Agenda Item 53** so that we will have an opportunity to meet with Mr. Hall, acquaint him with the Bearden plan, see his site plans and talk with him about ways in which he might contribute to the success of the Bearden Village. **If Commissioners do not want to postpone this item, we request that Commissioners attach a condition to the rezoning approval requiring development of the property to be in compliance with the adopted Bearden Village Opportunities Plan.**

**Re: Agenda Item 54: 4811 Lyons View Pike; Bearden Council members support the MPC staff recommendation against the requested rezoning.**

**Re: Agenda Item 59:**

**Montessori School request to expand; We oppose the request to expand their facilities.** This is a very congested area and the traffic is going to get worse with the completion of the Biltmore shopping center located on the west side of the Montessori School. This area will also become an even more popular pedestrian destination for Bearden residents. We are concerned for pedestrians and the safety of children and their parents entering and exiting this school in their cars and do not believe it would be wise to allow an increased population of students at this school.

We appreciate your consideration of these important matters. Sincerely,  
Terry Faulkner,  
President: Bearden Council