

## Fwd: Aubrey's on Chapman Highway

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**Mike Cohen** <mike@cohencommunicationsgroup.com>

Apr 7, 2018 5:43 PM

Posted in group: **Commission**

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

From: Cindy Liafsha Gilkey <cliafshagilkey@gmail.com>

Date: Sat, Apr 7, 2018, 9:52 AM

Subject: Aubrey's on Chapman Highway

To: <mike@cohencommunicationsgroup.com>

Hi Mike,

As a South Knoxville resident for 37 years, I would like to go on record and show my support for Aubrey's. I have viewed the tending and see no problem with the variances being requested.

Thank you,  
Cynthia Gilkey

Sent from my iPhone

## Proposed Aubrey's Restaurant South Knoxville

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Allan Cox <acox@balp.com>

Mar 28, 2018 9:51 AM

Posted in group: **Commission**

Good Morning MPC Commissioners,

I am writing you to express my support for the Aubrey's restaurant proposed to be located at the old Kerns Bakery site in South Knoxville. As you are aware we are experiencing growth south of the river and the addition of this quality, great value restaurant will serve to sustain this growth.

On a personal note, I have known Randy Burleson since he was a young boy as he grew up three houses down the street from me. He is a very ethical man and strongly believes in giving back to his community. Each of his restaurants works within their respective communities supporting local fundraising activities.

We would welcome Randy and his restaurant to South Knoxville.

Best Regards,

Allan Cox

523 View Park Drive

# Knox County Commission



## CARSON DAILEY

COMMISSIONER, NINTH DISTRICT

Gerald Green Exec, Dir, MPC  
Suite 403 400 Main St.  
Knoxville Tn 37902

April 2, 2018

Mr. Green,

I am writing this letter in support of the Kerns Bakery Redevelopment site.

Having a quality restaurant as Aubrey's in South Knoxville with a private investment of 2 million dollars while providing job opportunities to area residents will be a great asset for our community. The developer has worked with MPC and the city to develop a plan that works for this iconic site and the community. Meetings with community HOA'S and area leaders to inform us of the quality investment have been taking place. The charity work that Aubrey's gives back to the community with no cost fundraisers that supports boys and girls' organizations along with area schools will be good for the community.

I have spoken to many constituents across the district and everybody is in favor and looking forward to seeing Aubrey's in South Knoxville.

I am asking as a citizen and 9<sup>th</sup> District County Commissioner to support and move this project forward for our community.

Respectively yours,

A handwritten signature in cursive script that reads "Carson Dailey".

Commissioner Carson Dailey  
7508 Government Farm Road  
Knoxville Tn 37920



April 7, 2018

MPC Commissioners,

The Board of Governors of the **Island Home Park Neighborhood Association** supports the proposed new Aubrey's Restaurant on the campus of the Kern's Bakery site on Chapman Highway.

We think the new construction will be an asset for the South Waterfront and welcome a new dining choice as well as the addition of 80 – 100 jobs. The building design complements the historic Kern's architecture. The addition of landscaping and a sidewalk in front of the restaurant with a 70 foot set-back will provide a transition at the edge of the form-based code district. It will be pedestrian and bicycle friendly. Chapman Highway is not an appropriate site for pushing construction close to the street.

Randy Burleson has assiduously presented his concept to people who live in south Knoxville. Our neighborhood residents have had several opportunities to see and discuss his plans.

We strongly urge the MPC, Board of Zoning Appeals, and other city officials to support a ruling of alternative compliance to make it possible for this project to move forward. As elected representatives of a 200 home south Knoxville neighborhood, we think this is an exciting development that will enhance the quality of life south of the river.

Yours truly,

Nancy S Campbell  
President

**Island Home Park Neighborhood Association**  
2200 Island Home Boulevard

## Proposed Aubrey's Site . . .

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**Captain@TennesseeBoatLine.com** <captain@tennesseeboatline.com>

Mar 27, 2018 11:07 AM

Posted in group: **Commission**

Hello MPC Commissioners,

Please find attached letter regarding proposed Aubrey's site.

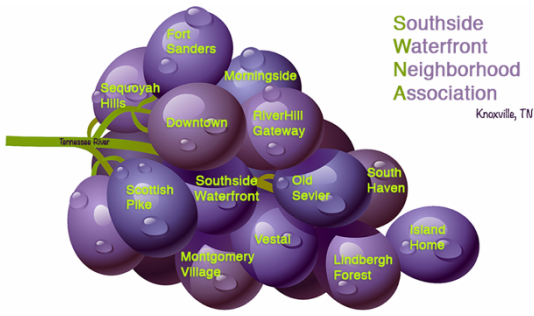
Thank You,

Kev

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**Captain Kevin & Chief Mate Andrew**

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- [Unique guest accommodations aboard the KokOasis. Visit KokOasis.com](#)
- [VOL Navy Boater's Association Merchandise. Visit VolNavyBoaters.com](#)



March 27, 2018

Hello MPC Commissioners,

Representing the Southside Waterfront Neighborhood Association, I would like to express our support of the proposed new Aubrey's Restaurant on the campus of the Historic Kern's Bakery.

We are pleased that the height and location of the proposed freestanding building at the southwest corner of the campus will not obscure the view of the Kern's building. To the contrary, we are delighted the planned building design and accents will complement the Kern's Building.

We are also pleased that the proposed building will be approximately 75 feet away from the very busy Chapman Highway and will include landscaping and a sidewalk that will be friendlier for bicyclists and pedestrians.

Randy Burleson's love of Knoxville and commitment to our community is evident by the number of restaurants he has successfully built, the number of jobs he has provided for Knoxville residents, and his demonstrated commitment to helping local schools and nonprofit organizations raise money through regular semi-monthly Saturday pancake breakfasts.

We are further encouraged by the size and scale of the investment planned for this project by Mr. Burleson, including the estimated 80 - 100 additional jobs this restaurant will provide for residents in South Knoxville.

We strongly urge the MPC, BZA, and any other city officials to support a ruling of alternative compliance to make it possible for this project to move forward.

Sincerely,

**Kevin Jeske-Polyak**

Kevin Jeske-Polyak  
President, Southside Waterfront Neighborhood Association

## South Knoxville Aubrey's

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**Jeremy Walker** <jeremy@yeehawbrewing.com>

Mar 28, 2018 9:51 AM

Posted in group: **Commission**

Dear MPC Commissioners,

I am writing you today to express my support of an Aubrey's to be built in South Knoxville. For to long our area has been a terrible food desert with little to no option for healthy eating. Any short drive over Henley Street bridge can show you that our dining options are limited to fast food. Even our local grocery stores do not carry a wide variety of fresh produce. With all of the work going into the local water front, Sevier Ave, as well as the Urban Wilderness, Aubrey's would be a welcome sight to visitors as well as local residents. I have know Randy for over ten years and he is a wonderful person as well as a very responsible business owner and a South Knoxville native. Let's just get this done.

--

Jeremy Walker  
Director of Marketing and Brand Development



Certified Cicerone  
Cell 865.719.5782

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March 28, 2018

Mr. Randy Burleson  
Burleson Brands  
6025 Brookvale Lane #206  
Knoxville, TN 37919

Dear Randy,

Thank you so much for the taking the time to brief me on your vision of locating an Aubrey's Restaurant on the Kern's Bakery site. We are thrilled about your generous offer to allow the restaurant and adjacent parking area to serve as a trailhead for the G & O Trail which we are creating adjacent to the property. This trailhead could serve both residents and visitors alike and would be of tremendous benefit in providing a convenient, visible and fun starting point for the trail. It is a wonderful offer that will be greatly appreciated by the entire community.

Additionally, we applaud your concept of "greening up" Chapman Highway with beautiful landscaping along the street and throughout the footprint of the restaurant location. This site sits in the heart of Knoxville's Urban Wilderness and adding green space along this major thoroughfare helps it become more integrated in the concept of an urban natural area. As we begin to [connect](#) Ijams, Baker Creek Preserve and the South Loop Trails with Fort Dickerson Park and the other destinations within the Battlefield Loop, this green corridor could provide the perfect point of connection.

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I look forward to the opportunity to work with you as your project progresses. Thank you again for your offer and your vision. Please let me know if there is any way in which we can help with those efforts.

Sincerely,



Carol Evans  
Executive Director

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