

Zoning Change Request For 13th Street 4-E-18-PA / 4-J-18-RZ

Kayla Compton <kaylacompton0@gmail.com>

Apr 9, 2018 8:40 PM

Posted in group: **Commission**

Hello,

I am sending this email to support the Corner Market on 13th street in favor of the liquor store above the market. This business has been around since I went to college there, and I am now a UT alumni of three years. I was living nearby and frequenting the place often for basic, essential needs and the customer service has been great. You can see the progress every time you go in there and I would love to see a small, local business do well for themselves and keep supporting the college kids that live close by. PLEASE SUPPORT!!

Kayla Compton

Sent from Mail for Windows 10

Comments Regarding Item 4-E-18-PA / 4-J-18-RZ

Randall Deford <randall.deford@defordarchitecture.com>

Mar 29, 2018 12:09 PM

Posted in group: **Commission**

Dear Planning Commisioners and Staff:

My name is Randall De Ford. I am an architect who lives in Fort Sanders and works from home. I have lived within 3 blocks of the 13th Street Grocery for over 30 years. During these decades, I have seen many changes in the neighborhood, have been a long term member and officer of the Historic Fort Sanders Neighborhood Association, am one of the unofficial caretakers of James Agee Park, and am the founding president of the Fort Sanders Community Development Corporation. I continue to be very active in promoting Fort Sanders preservation, not only of our historic structures, but of our viability as a neighborhood.

I think I speak for most if not all of my neighbors when I say we have happily supported the pre-existing non-conforming use of the grocery and deli over the many decades. Even in the times when it might not have been as good as others, it has always been convenient. However, I am not able to support the current application to change the store's use to a package store, item **4-E-18-PA / 4-J-18-RZ**.

If the neighborhood was one of vibrant mixed-use such as downtown, my opinion might be different, but Fort Sanders neighborhood differs from downtown in a few important ways.

1. The use of Fort Sanders is primarily residential, not mixed-use.
2. The overwhelming population of our neighborhood is a vulnerable one, in many ways immature, prone to excessive drinking, and the unpleasant behavior to which that so often leads.
3. A high percentage of our population is below the legal drinking age.
4. The Fort Sanders neighborhood is target of the homeless, dumpster divers and those who would prey upon an immature and naive population.

I thank you for your careful consideration of my request and hope that you will deny the application; and that the 13th Street Grocery might succeed as a provider of convenient food items appropriate to our residential population.

Sincerely,

R

C. Randall De Ford, AIA, NCARB
C. Randall De Ford Architecture

1511 Laurel Avenue
Knoxville, TN 37916
T 865.673.0743

Comments Regarding Item 4-E-18-PA / 4-J-18-RZ

Wes <wesgoddard@hotmail.com>

Apr 4, 2018 8:56 AM

Posted in group: **Commission**

Dear Planning Commissioners and Staff:

I am Wes Goddard. I have lived within 3 blocks of the 13th Street Grocery for over 2 decades. During these decades, I have seen many changes in the neighborhood, have been a long term member and officer of the Historic Fort Sanders Neighborhood Association, am one of the volunteer caretakers of James Agee Park, and am a board member of the Fort Sanders Community Development Corporation. I am active in promoting Fort Sanders preservation, not only of our historic structures, but of our viability as a residential neighborhood.

I think I speak for most if not all of my neighbors when I say we have happily supported the pre-existing non-conforming use of the 13th Street grocery and deli over the many decades. Many of my neighbors have frequented the grocery. I also see visitors to Fort Sanders, such as construction workers, patronize the deli. However, I am not able to support the current application to change the store's use to a package store, item **4-E-18-PA / 4-J-18-RZ**.

If the neighborhood was one of vibrant mixed-use such as downtown, my opinion might be different, but Fort Sanders neighborhood differs from downtown in a few important ways.

1. The use of Fort Sanders is primarily residential, not mixed-use.
2. The overwhelming population of our neighborhood is a vulnerable one, in many ways immature, prone to excessive drinking, and the unpleasant behavior to which that so often leads.
3. A high percentage of our population is below the legal drinking age.
4. The Fort Sanders neighborhood is target of the homeless, dumpster divers and those who would prey upon an immature and naive population.

I am also concerned that this requested rezoning, if approved, would set a precedent for future spot zoning requests which I understand is discouraged.

I thank you for your careful consideration of my request and hope that you will deny the application; and that the 13th Street Grocery might succeed as a provider of convenient food items appropriate to our residential population.

Sincerely,

Wes Goddard
1511 Laurel Avenue

Zoning change request for 13th Street 4-E-18-PA / 4-J-18-RZ

Michael Rasnake <mrasnak3@gmail.com>

Apr 9, 2018 6:01 PM

Posted in group: **Commission**

Hello,

I am a tax paying citizen of Knoxville. And support any zoning changes requested by Mr Jiwani and the folks at the 13th Street corner market. I believe them to be a reputable business that benifits our community. If there is anything you need from me to make my support more meaning please do not hesitate to contact me.

Thanks,
Michael Rasnake
Software Engineer || PYA Analytics
423-505-7977
mrasnak3@gmail.com

RE: Comments Regarding Item 4-E-18-PA / 4-J-18-RZ

Terry, Katherine F <Katherine.Terry@gapac.com>

Mar 29, 2018 4:17 PM

Posted in group: **Commission**

Dear Knoxville Metro Planning Commission folks,

My name is Katherine Terry. I am against the current application to change the use of the Corner Market on 13th Street into package store, item **4-E-18-PA / 4-J-18-RZ**. I am a parent of a UTK student and Fort Sanders resident who lives a block from the grocery at 411 14th Street. My son buys groceries at the Corner Market on 13th Street there several times a week. He loves the convenience of the store and always runs into friends there. This is so wrong for the Fort!

I worry about the homeless population that my son has to deal with daily already- just imagine when they are able to buy liquor right there near their favorite Dumpster!! This must not be allowed to happen. Please consider that many of us are far away from our college kids and expect that the Knoxville community will help us keep them safe. Your decision to deny this application will help in that effort.

Please deny this application and preserve the integrity of the Fort Sanders neighborhood.

Sincerely,

Katherine Terry

7894 Poplar Pike

Germantown, TN 38138

901-857-3463

13th Street Grocery Package Store

Hannah Thiessen <hannah.thiessen@gmail.com>

Mar 27, 2018 11:07 AM

Posted in group: **Commission**

Hello,

I'm writing the commission to let you know how I feel about the change of 13th Street grocery into a package store. My understanding is that package store here means liquor. I live at 403 14th street - exactly a block from this great little convenience store - and I frequent it all the time. Their selling beer is not a problem at all, as the place is mostly frequented by students and locals. However, we are very close to the homeless population issue on Broadway and Western.

We already have problems with panhandling, dumpster-diving and drug dealing happening in this neighborhood, and my concern is that by offering liquor, we will have more people 'hanging out' and harassing students and residents. Normally, I am all for businesses having the freedom to change their revenue streams, but I feel that this could make the area I live considerably more dangerous and unsafe. As a single female who frequently walks to this shop in the evening, I would have to stop going if I felt that my neighborhood was no longer safe.

--

Hannah Thiessen
hannah.thiessen@gmail.com

Zoning Change Request for 13th Street IGA Property

Wyman, Nick <dwyman@utk.edu>

Apr 3, 2018 10:29 PM

Posted in group: **Commission**

Dear Planning Commission and Staff,

I am a 43-year resident of the Fort Sanders Neighborhood, now over 5 years retired from the University of Tennessee Libraries. I love this neighborhood as the charming and always interesting residential enclave that it is, and particularly love the abundant student population here. These folks keep me alive inside, often prove to be my guardian angels, and are the object of my conscious wish to be a very accessible older presence available to them for encouragement, council, and simple friendship. The University is a big place where young people can come and get a bit lost if they and we aren't careful. Being present for them can make a real difference.

This brings me to the proposal that will be coming before you, item **4-E-PA / 4-J-18-RZ**.

This request (a *spot zoning* request) is, I believe, first of all not permitted; beyond that, the request for a zoning exception that allows for the primary use to be the sale of alcoholic beverages poses a threat to the social well-being of the students and a likely cause of further issues involving the problems posed by an abundant homeless population in the neighborhood. That particular portion of the Fort, around 13th Street north of Laurel, has become an area of increased violent crime over the past several years. Adding this component to the mix is potentially incendiary, in my opinion. What we do lack in that end of the neighborhood is a good coffee house. That particular area is less convenient to the Golden Roast (Melrose Place) and to the Starbucks available on campus itself and well west on Cumberland. A food service business will certainly continue to be welcome there, so coffee, pastries, and light lunch or late-night supper items could be really great and very welcome and helpful for students and others nearby. And it may well have the advantage of drawing a customer base from further west in the neighborhood if the quality is good.

There is the further consideration that this zoning change would open the way, should the business proposed fail to survive, for other very problematic business operations to succeed it in that location. Many good improvements have been underway in the Fort since the Neighborhood Conservation District overlay was first established. Let's not do something that could prove to be a blight that might erode those gains and inhibit further gains that continue to build on them.

Thank you for your careful consideration of my observations, here!

With respectful best wishes,

-- Dana Strong (Nick) Wyman