



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

[MPC Comment] 13th Street Grocery Package Store

1 message

Hannah Thiessen <hannah.thiessen@gmail.com>

Tue, Mar 27, 2018 at 11:03 AM

Reply-To: hannah.thiessen@gmail.com

To: commission@knoxmpc.org

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.

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Hannah Thiessen
hannah.thiessen@gmail.com

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This message was directed to commission@knoxmpc.org



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

Fwd: Fort Sanders Zoning Question

1 message

Gerald Green <gerald.green@knoxmpc.org>

Tue, Mar 27, 2018 at 2:08 PM

To: Mike Brusseau <Mike.Brusseau@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Planning Commissioners <commission@knoxmpc.org>

FYI

Gerald Green AICP
Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
[400 Main Street, Suite 403](#)
[Knoxville, TN 37902](#)
[865.215.3758](#)
gerald.green@knoxmpc.org

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

From: Gerald Green <gerald.green@knoxmpc.org>
Date: Tue, Mar 27, 2018 at 2:06 PM
Subject: Re: Fort Sanders Zoning Question
To: Randall Deford <randall.deford@defordarchitecture.com>

Randall,

I will be honest in my initial comment and say that this rezoning request has not generated as much discussion as some of the other upcoming agenda items and as a result I have not given it as much thought. During the staff discussion of requested rezonings, the requested rezoning of C-3 for this property was not received with much enthusiasm. Staff has not made a final decision so comments from the neighborhood will be valuable to staff in making a recommendation. MPC has received one comment, from a tenant in your apartments on 13th. Additional comments are welcomed and will be helpful. Comments directed to the Planning Commission (commission@knoxmpc.org) are received by staff also and are useful in informing both staff and the Planning Commission. I believe we can gather demographic data about the neighborhood.

Thanks for the comment and I look forward to touring Fort Sanders with you soon,
Gerald

Gerald Green AICP
Executive Director
Knoxville-Knox County
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[865.215.3758](#)
gerald.green@knoxmpc.org

On Tue, Mar 27, 2018 at 10:04 AM, Randall Deford <randall.deford@defordarchitecture.com> wrote:

Gerald:

Are you able to comment on an item before the commission?

If so, I'd like to know more, if there is more to know, about the rezoning of the 13th Street Grocery, item:

I think I speak for all my neighbors when I say we have happily supported the pre-existing non-conforming use of grocery and deli over the many decades. Even when it has been kind of crappy, it has been convenient.

However, I am worried about the change from that to a package store. Does MPC have any information from the census data about the average age of the neighbors? It seems to me that there is a good chance that the majority of them are underage.

Thanks,

R

C. Randall De Ford, AIA, NCARB

C. Randall De Ford Architecture

1511 Laurel Avenue

Knoxville, TN 37916

T 865.673.0743



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

[MPC Comment] Comments Regarding Item 4-E-18-P A / 4-J-18-RZ

2 messages

Randall Deford <randall.deford@defordarchitecture.com>

Thu, Mar 29, 2018 at 12:07 PM

Reply-To: randall.deford@defordarchitecture.com

To: commission@knoxmpc.org

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

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This message was directed to commission@knoxmpc.org

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

Thu, Mar 29, 2018 at 4:09 PM

Reply-To: katherine.terry@gapac.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>, "dan.kelly@knoxmpc.org" <dan.kelly@knoxmpc.org>, "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

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](#)

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