



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

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**[MPC Comment] El Charro 3816 Sutherland Avenue**

1 message

**George Ewart** <gewart@georgeewart.com>

Tue, Nov 10, 2015 at 4:20 PM

Reply-To: gewart@georgeewart.com

To: "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "commission@knoxmpc.org" <commission@knoxmpc.org>, "eason.mpc@gmail.com" <eason.mpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, "Jeffrey W. Roth" <jwroth@qmwkx.com>, "Scott Smith (ssmith@volrealty.com)" <ssmith@volrealty.com>  
Cc: Gerald Green <gerald.green@knoxmpc.org>, "Aranda, Juan J." <thearandas@gmail.com>

Dear Commissioners

I want to clarify some points brought up in today's agenda review meeting and they are as follows:

1. The Bearden Village Opportunities Plan was prepared in January 2001 and to the best of my knowledge it has never been applied to Sutherland. Since that time a number of developments have occurred on Sutherland Avenue with enough impact that have created many different Opportunities. The creation of a new sports complex, new offices and six restaurants within the Opportunities area and another four within one mile of this location for a total of ten. All of the above captured their own Opportunities. With that in mind, does precedent trump an outdated plan? My answer is yes and all of the developments were per the zoning ordinance.
2. There are sixteen uses spelled out in the C-1 zone that are allowable and can be built just as we have drawn without obtaining approval from MPC.
3. Each of the ten restaurants mentioned above are all designed and constructed with parking in front of their buildings. Dead End BBQ was a use on review that was approved by MPC in 2009. The building was existing but an addition was added to it on the front elevation. The Opportunities Plan was not applied to this building and the Use was permitted.
4. Staff is requesting EL Charro to locate their building in the front of this lot referring to the Opportunities Plan. El Charro's current restaurant on Bearden Hill has parking in the rear and on the side. They have currently sold this piece of property, mainly due to the same building configuration the staff wants them to implement on Sutherland. Their patrons perceive that they are closed because no one can see the parking lot. I ask each one of you, would you spend \$750,000 developing a site that will have the same issues as what they are currently leaving?
5. The issues with moving the building closer to the road are the depth of the site and many easements that have been placed on the property. Moving the building would require a front yard variance. Even Mr. Green's drawing in your packet indicates that. It shows the main entrance in the 25' setback, which is 10' deep, requiring a front yard setback variance reducing the front yard to 15'. This requires another public meeting and you will be approving a plan that does not work.
6. By placing parking in the rear of the building, lights from cars will be continually spotted on the four residential lots and houses that abut this property.
7. Attached is an article from the News Sentinel on why El Charro is still in the area and looking to relocate. Here is the link to the article: [http://www.knoxnews.com/business/el-charro-postpones-closure-in-bearden\\_38491318](http://www.knoxnews.com/business/el-charro-postpones-closure-in-bearden_38491318)

With the above in mind, I ask you to approve this Use as submitted and exclude item 4 from the staff's report.

Please contact me with any questions or comments.

Respectfully

George A. Ewart, AIA

## **GEORGE ARMOUR EWART ARCHITECT**

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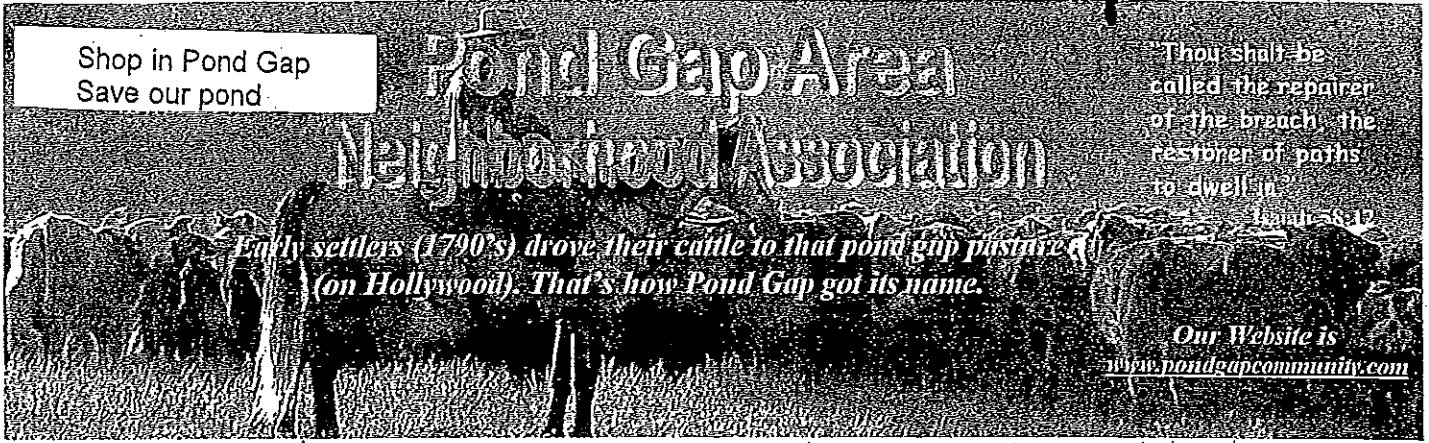
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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

# 11-E-15-WR-COR-PondGap



We're home to Sutherland Airfield (Knoxville's first airport), Knoxville Drive-In Theater, Ringling Bros. Circus (big top), Golf Range Field of Harmony, the paper mill on Papermill Road., and a bunch of great folks.

Our neighborhood welcomes El Charro restaurant and strongly supports their request to the planning commission for approval of a 'use on review' for the site at 3816 Sutherland (next to Breadbox).

Name	Address
<i>Col. B. Cox</i>	P.O. Box 1213, Smyrna, TN
<i>Phil B...</i>	2763 Seminole Rd, Maryville, TN 37804
<i>[Signature]</i>	3330 Sutherland Ave, Knoxville
<i>[Signature]</i>	1315 Club Dr London, TN 37774
<i>David W. White</i>	7609 Cedarcrest Rd, Knoxville TN 37939
<i>[Signature]</i>	406 Whitaker St, Knoxville, TN 37928
<i>[Signature]</i>	301 Sutherland Ave Knoxville, TN 37919
<i>[Signature]</i>	PO Box 22743 Knoxville, TN 37933
<i>William Christenberry</i>	7110 Sheffield Dr, Knoxville, TN 37909
<i>Bobbie Christenberry</i>	7110 Sheffield Dr Knoxville TN 37909
<i>Highly [Signature]</i>	4305 Furen Rd 37938
<i>Carla Hatfield</i>	4305 Furen Rd 37938
<i>Ted Anderson</i>	719 Settlers Pond Way 37923
<i>Ira E. Meade Sr</i>	1814 Hidden Deer Ln 37922
<i>Paul Sleight</i>	7116 Crest Hill Drive 37919
<i>Wallace McClurg</i>	



Shop in Pond Gap  
Save our pond

# Pond Gap Area Neighborhood Association

Thou shalt be  
called the repairer  
of the breach, the  
restorer of paths  
to dwell in.

Early settlers (1790's) drove their cattle to that pond gap pasture  
(on Hollywood). That's how Pond Gap got its name.

Our Website is  
[www.pondgapcommunity.com](http://www.pondgapcommunity.com)

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Name

Address

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Metropolitan  
Planning Commission

Jack A. Smith

525 Renford Rd. # A501

Robert H. Wilby

515 RENFORD RD B-203

Mary Ellen Lee

515 Renford RD 325 B

John P. P. P.

515 Renford Rd Apt B11

Carolyn Jenkins

515 RENFORD RD APT B 410

Barbara Leeds

515 Renford Apt B-402

Ronald Owens

515 Renford Rd # B-403

June Sullivan

515 Renford Rd B-405

Carlene Britton

515 Renford Rd # 425

Judy Prusley

515 Renford rd B-308

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PO Box 10704

Knoxville TN 37939

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Leviticus 24:12

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Name

Address

James Chastain  
Din Epperson



515 Renford Rd  
515 Renford Rd  
515 Renford  
515 Renford  
525 Renford  
515 Renford  
515 Renford  
515 Renford  
515 Renford  
515 Renford  
575 Renford Rd - 37919  
515 Renford Rd  
515 Renford Rd  
515 RENFORD

Kathy Chance  
Beth Hunsinger  
Allen Steelman  
Jody Steelman  
Patricia Moore  
Joseph Redding Jr.  
Dewey Collins  
Jill Sharp  
Ann Dyer  
Pam Sharp  
Jerry Bowling

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Name

Address

Dorothy Elliott



525 Renford Rd.  
515 RENFORD RD

Rhonda Murray

John Rollin

Francis Docters

Jill McKenzie

Becky Overton

Pat Evans

515 Renford Rd. B 505

315 Renford Rd

515 Renford Rd B-615

515 Renford Rd

515 Renford B513

DAVID LAWSON

JENNIFER ROSE

Tom McDaniel

Robert Linder

515 Renford Rd - 20

515 RENFORD RD.

515 Renford Rd

525 Renford