



Knoxville Neighborhood Advisory – Vol. 9, No. 42 – Tuesday, November 15, 2016

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Published by the City of Knoxville's Office of Neighborhoods to report news important to Knoxville's residential neighborhoods. Include your neighborhood-related event or meeting in this space. Call 215-4382. News deadline: 5 p.m. Mondays.

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1. No Issue Next Week

The Office of Neighborhoods will not produce this “almost weekly” *Neighborhood Advisory* newsletter on Nov. 22, but we will publish on Nov. 29, the Tuesday after Thanksgiving. The deadline for articles for that issue is 5 p.m. Nov. 28.

Here's wishing everyone a joyful Thanksgiving holiday.

2. Seven Groups Selected for Neighborhood Small Grants

Seven neighborhood organizations have been selected to receive support from the City of Knoxville's Neighborhood Small Grants Program.

The groups requested funding for neighborhood improvement projects that also build community and strengthen the capacity of the organizations to better serve their communities.

The grants --- totaling \$20,100 --- are contingent upon approval by Knoxville City Council, which will vote on the awards at its Nov. 22 meeting.

[See the list of recommended projects.](#)

The Office of Neighborhoods announced the availability of the funds last June, held pre-application workshops in July, and accepted applications in late August.

An independent, volunteer, seven-person evaluation committee of Knoxville citizens conducted site visits to the applicant organizations and then met to advise the Office of Neighborhoods. The evaluation committee advised on which applications should receive funding, in what amount, and with what conditions or guidance. The Office of Neighborhoods was able to accept all of the panel's recommendations.

Under a city contract, the [East Tennessee Community Design Center](#) will serve as fiscal sponsor for four of the seven grantees.

The Office of Neighborhoods will monitor the progress of the funded projects, provide technical assistance as needed, and encourage an exchange of ideas and best practices among grant recipients.

3. Call for Volunteers: The Neighborhood Conference

The City of Knoxville's biannual Neighborhood Conference is just around the corner --- Saturday, March 11, at the Knoxville Convention Center --- and the Office of Neighborhoods needs your help!

In 2015, this conference drew a total of 700 participants. Such a large event requires many hands on deck. Some people volunteer for the whole day, while others work only one shift so they can attend workshops and visit information booths. Whatever your level of involvement, you can help make the 2017 conference a memorable event that boosts Knoxville's residential neighborhoods.

Volunteer jobs before the March 11 event include:

- *** Collating conference hand-outs,
- *** Assembling name tags,
- *** Soliciting door prizes, and
- *** Calling on potential corporate sponsors.

On conference day, the opportunities include:

- *** Greeting folks as they arrive,
- *** Helping register attendees,
- *** Checking in other volunteers,
- *** Acting as a floor manager for the information booths, and
- *** Serving as host of a single conference workshop.

If you wish to volunteer or learn more, please contact Wyatt Pless at wpless@knoxvilletn.gov with "volunteer" in the subject line. Be sure to include your phone number. Or call Wyatt at 215-3456.

4. Neighborhood Groups: Check Your Directory Listing

The Office of Neighborhoods publishes a Neighborhood Directory that lists resident-led, resident-controlled neighborhood organizations in the City, and the Directory is due for an update.

The Directory lists the name of one contact person per neighborhood group, along with phone, email, mailing address, website and Facebook page. The contact person does not have to be the president, but it should be someone who will faithfully pass along messages and inquiries such as those from neighbors and governmental agencies. [Check your listing in the directory.](#)

An accurate listing in this Directory is an important way to stay in touch with City departments, which use the Directory to contact groups about changes in city services or about city projects that impact specific neighborhoods.

If your contact information needs to be changed, please send your corrections to David Massey at dmassey@knoxvilletn.gov with "Update" in the subject line. If your group is not listed or does not have a web page and wants one, call David at 215-3232.

5. Community Thanksgiving Celebration in Norwood

Northwest Middle School --- in partnership with Great Schools Partnership, local churches, faith organizations, and **Norwood Homeowners Association** --- will host a Community Thanksgiving Celebration.

This event will be on Saturday, November 19, from 12:30 p.m. until 4:00 p.m. There will be children's games, crafts, as well as music and dancing.

Everyone in the Norwood area is invited to attend this potluck-style celebration. They want to bring neighbors together to celebrate the cultural diversity in the community. Therefore, folks are invited to bring a dish that represents their cultural background or family tradition.

For more information, please contact Jordan Frye at 423-360-9191 or jfrye@greatschoolspartnership.com.

6. Three Neighborhoods Raise a Profile at MPC

When neighbors band together, they can wield more influence than just one or two individuals acting alone.

Such was the case at the Nov. 10 meeting of the Metropolitan Planning Commission ([MPC](#)), where several agenda items demonstrated the extent to which MPC decisions impact and involve residential neighborhoods.

West Hills: One of the most contentious development applications came from AKP Properties for the proposed Bentley Fields subdivision on Broome Road in the West Hills neighborhood. With 11 conditions, MPC staff recommended approval of AKP's concept plan for 31 single-family residential lots on an 11.67-acre tract.

But residents of the Cavett's Station and larger West Hills neighborhoods raised several concerns about the project, including impacts on traffic safety and the density of housing in the proposed development. They also raised the prospect that the

development might destroy as-yet-undiscovered graves adjacent to the historic Mars Hill cemetery and otherwise mar the historic site of the Cavett's Station massacre.

Although the developer's archeologist testified that ground penetrating radar (GPR) and ground probing found nothing to indicate a burial site, the neighbors' concerns prevailed. The commissioners denied the concept plan, 8-7. The developer can reapply with a new concept plan at a later date.

To view documents and neighborhood opposition letters in this case, [see this file](#). The hearing on this item lasted one hour and 20 minutes at the MPC meeting. You can view the video [here](#). This segment begins at 0:39:50 and ends at 2:01:00.

South Haven: The West Hills case contrasted sharply with the outcome of a proposal by developers Tom Weiss and Thomas Krajewski to rezone a 4.4-acre former church property at 3706 Sevier Heights Road in the South Haven neighborhood from R-1 to C-3 for a mixed-use development.

Inspired by the proximity to the Baker Creek Preserve (part of the Urban Wilderness in South Knoxville), the "Baker Creek Bottoms" project would include a brewery, apartments, restaurant, and hostel. Currently there is no mixed-use zone that would allow such a development, particularly in the middle of an R-1 low-density neighborhood. Moreover, neighborhoods normally fight the incursion of C-3 (the dominant zoning on most major corridors such as Broadway and Chapman Highway) into residential areas.

However, Weiss worked closely with the South Haven Neighborhood Association and their president Linda Rust, visiting the neighborhood and discussing how the neighborhood could avoid the neighborhood-unfriendly uses associated with C-3 while taking advantage of an opportunity to develop a very large and vacant church property that otherwise could fall into disrepair.

"Initially, we had some reservations about this proposal," Rust told MPC. "But we want uses there that can be made compatible and add to a residential neighborhood."

MPC staff came up with the solution: Condition the approval of the rezoning on the requirement that "a use on review development plan must be reviewed and approved by MPC prior to the issues of any occupancy permits for the project."

"It's the condition on the C-3 that makes this zoning change acceptable to the neighborhood," Rust noted. The MPC recommendation now moves on to City Council. To view documents in the South Haven case, [see this file](#). The video on this item can be found [here](#). This segment begins at 2:20:50

Parkridge: Finally, the Parkridge Community Organization (PCO) stood in opposition to a rezoning at 2321 E Magnolia Ave. Applicant USA Compound, Inc. wanted a rezoning of this lot from C-3 to RP-2 (planned residential). The proposed zoning matches the Magnolia redevelopment plan, and the proposed use is housing for students at Pellissippi State Technical Community College.

PCO objected to high density housing on the edge of the neighborhood. They asked MPC to reject the rezoning so that future commercial could move into the property or at least reduce the residential density by zoning the lot at RP-1. As RP-1 would still give the developer the number of units originally planned for, MPC had no problem agreeing to PCO suggestion of RP-1.

The rezoning must be approved by City Council. Documents in the Parkridge/USA Compound case can be viewed [here](#). The video of the MPC hearing found on [this page](#) starts at 2:27:50.

MPC meets the second Thursday of every month. Sometimes the developer and neighborhood can reach an agreement. Other times a neighborhood unites against a proposed development, and MPC has to decide whether neighborhood concerns should stop or modify the project.

Learn more by visiting [this MPC web page](#) to view the agenda and sign up for email alerts. Also, look for tips on attending MPC meetings and a document titled "Working Together: Neighborhoods and Developers."

7. Walkability Speaker to Dissect Development, Property Taxes

Joe Minicozzi, principal of [Urban 3, LLC](#), and a planner in Asheville, N.C., will speak on the subject "Understanding the True Costs of Development" in the second event of the Knox County Health Department's "Walkability Speaker Series."

The event will take place from 5:30 p.m. to 7:15 p.m. on **Tuesday, Nov. 29**, at KCHD, 140 Dameron Avenue. Minicozzi, according to the KCHD announcement, "is changing the way we look at growth in our communities. His analysis of property taxes will make you rethink everything you know about development." For more, contact [Liliana Burbano](#), KCHD, 215-5170.

Meanwhile, the regional Transportation Planning Organization (TPO) has recently developed a video on walkability and related health issues. [See the video](#).

8. Get Ready for Tour de Lights and Other Holiday Festivities

The holidays are upon us, and this means there will be a plethora of fun, family-friendly events happening throughout downtown Knoxville in the coming weeks, including the annual Tour de Lights hosted by the Transportation Planning Organization's "I Bike Knx" program.

The 10th annual Tour de Lights bike parade will take place Friday, Dec. 16. Participants will gather in Market Square at 7 p.m. and then bike together through downtown, Fourth and Gill and Old North Knoxville. Some 1,000 people rode the 5-mile route last year. All streets are closed by police for a safe ride.

The event is free and open to everyone. Mast General Store and Three Rivers Market will provide hot cocoa and treats. Everyone is encouraged to dress up and decorate their bikes.

To enter the bike decorating contest, arrive early so the judges have time to see you. The judging of costumes and bike decorations will occur between 6 p.m. and 7 p.m. There will be prizes for best costume (adult and child), bike, helmet, and group decorations. For details, visit <http://www.ibikeknx.com/tourdelights>.

Other downtown winter festivities include open-air ice skating in Market Square beginning Nov. 25; the Regal Celebration of Lights, also on Nov. 25; and the Dec. 2 Christmas Parade. Visit www.knoxvilletn.gov/christmas for details on these and other holiday events.

[9. Knoxville Neighborhoods Calendar](#) (clickable to online calendar)

Call 215-4382 to include your neighborhood event or meeting in [this Google calendar](#).

If you are a person with a disability who requires an accommodation in order to attend a City of Knoxville public meeting, please contact Stephanie Brewer Cook at scook@knoxvilletn.gov or 215-2034 no less than 72 hours prior to the meeting you wish to attend. For an English interpreter, contact the City Law Department at 865-215-2050.

Other Calendars

Here are several other online calendars that cover events outside of the neighborhood realm:

- [Arts & Culture Alliance](#) (There's More to Knoxville)
- [Arts & Fine Crafts Center Classes](#) (City of Knoxville)
- [Birdhouse Community Center](#)
- [City of Knoxville General Calendar](#)
- [Knoxville Mercury](#) (weekly community paper)

About This Newsletter

*** This Advisory is produced on most Tuesdays of the year.*

*** Ideas and contributions are welcome. We reserve the right to edit submissions.*

*** Deadline for news & calendar items: 5 p.m. Mondays*

*** May be copied and forwarded via neighborhood e-mail lists and newsletters.*

*** See past issues at our Website: <http://www.knoxvilletn.gov/neighborhoods>*

*** Don't have Internet access? Call 215-4382 if you need a copy of a particular document.*