

## **Knoxville Neighborhood Advisory #239 – Friday, December 13, 2013**

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*Published by the City of Knoxville's Office of Neighborhoods to report news important to Knoxville's residential neighborhoods.*

### **1. Happy Holidays and Happy New Year**

This *Neighborhood Advisory* is the final issue for 2013. We will resume publication on January 10. Best wishes for a safe and spirited holiday season!

### **2. This Saturday: North Hills Holiday Tour of Homes**

Here is your friendly reminder that North Hills Garden Club's biennial Holiday Tour of Homes will take place from 4 p.m. to 8 p.m. this Saturday, December 14.

See seven historic homes, including the childhood home of actress Patricia Neal; Knoxville Fire Station No. 11, 2611 Whittle Springs Road; and Washington Pike United Methodist Church, 2241 Washington Pike.

Begin the tour at the Ticket Kiosk at the corner of North Park Blvd. and Fountain Park Blvd. in the middle of the neighborhood. Advance tickets are \$10.00; tickets purchased on the day of the event are \$12.00. Children under 12 years of age will be admitted free of charge.

To buy advance tickets and to see more detailed information, see the event Facebook page: <https://www.facebook.com/pages/North-Hills-Holiday-Tour-of-Homes/240962375961866>

### **3. City Council Meets Thursday**

Knoxville City Council will meet at 7 p.m. this coming Thursday, December 19, in the Large Assembly Room at the City County Building. This is the rescheduled date so that Council does not have to meet on Christmas Eve, the regularly scheduled date.

An agenda was not available early afternoon Friday. To locate the agenda late Friday or Monday, browse to <http://www.cityofknoxville.org/citycouncil/> and click on Meeting Agenda.

### **4. 700 Peddle Tour de Lights**

Some 700 bicyclists participated in the 7<sup>th</sup> Annual Tour de Lights this week. For details and photographs, see [www.knoxmpc.org](http://www.knoxmpc.org).

## **5. MPC Acts on Home Offices, Boarding Houses, Tennova, Moses Center**

The Metropolitan Planning Commission this week recommended that City Council adopt amendments to the zoning ordinance by adding “home office” to the list of zoning regulation definitions and allowing home offices as a use by right in the R-1E residential zone.

This issue arose when the Forest Heights Homeowners Association decided to request that the neighborhood be rezoned from R1 (low density) to R1E (low density exclusive) to eliminate the possibility of permitting duplexes as a use on review. However, the R1 district also allows “home occupations” as a use on review, while R1E does not. Some Forest Heights residents objected to the change unless a way could be found to allow them to continue using a part of their homes for their work.

After much discussion over a number of months, the group reached a compromise: Allow a “home office” in R1E as a use by right. At City Council’s request, MPC staff came up with a definition: “A home office is a space within a dwelling unit designed for and used to support an occupation ...involving only written correspondence, telephones, computers, or other common office equipment.”

Unlike a home occupation, a home office would allow no outside employees, no outside sign, no production or display of products, and no meetings of customers, clients, or outside employees on the premises. If a property owner were to operate an office exceeding these restrictions, then the city’s zoning inspector could be called to investigate.

City Council will consider the matter in January.

Amy Midis, president of Forest Heights Homeowners Association, noted that her organization contacted the neighborhood groups in the Westwood, West Hills and Wesley neighborhoods, the only other ones with R1E zoning. She praised the leadership of these groups for their support for the addition of home office as a use by right in R1E.

Many city residents have home offices, and these changes will make them legal --- but only within the R1E zoning district, she noted. Unless a homeowner obtains a use on review for a home occupation, home offices would still be illegal in other residential zones, including R1 and R1A.

However, in his memorandum on the subject, MPC Executive Director Mark Donaldson noted that if home office is allowed by right in what is arguably the most restrictive residential zone (R1E), then it “should at some point in the near future also be considered in all other residential zone districts.”

See <http://agenda.knoxmpc.org/2013/dec2013/12-C-13-OA.pdf> for more.

In other action, MPC:

\*\*\* Postponed consideration of amendments to the zoning ordinance regarding definitions, zoning and development standards for boarding houses, other group living facilities, rooming units and drop-off donation centers. This originated with a request from City Council. The item is now set for MPC’s February agenda. For more, see: <http://agenda.knoxmpc.org/2013/dec2013/12-B-13-OA.pdf>

\*\*\* Approved a request by a Tennova affiliate for a use on review to allow a hospital with up to 300 beds and a physically connected medical office building with up to 100,000 square feet of floor space on the Middlebrook Pike site that was rezoned from agricultural to office earlier this year. Some 17 conditions were placed on the development plan. See <http://agenda.knoxmpc.org/2013/dec2013/12-A-13-UR.pdf> for details.

\*\*\* Recommended the rezoning of the Moses Center in Mechanicsville from C-6/H-1 to O-1/H-1. The Boys and Girls Club of Tennessee, current owner of the property, is proposing to sell it to AHEPA National Housing Corporation ([www.ahepahousing.org/](http://www.ahepahousing.org/)), which plans to provide housing for seniors 62 and older.

Old Mechanicsville Neighborhood Interest (OMNI) asked for a postponement on the grounds that neither the Boys and Girls Club nor AHEPA gave the organization enough advance notice to be able to organize a community meeting until next week. However, attorney Arthur Seymour, Jr., countered that the entire development is on a tight timeline to obtain necessary approvals needed to submit a Low Income Housing Tax Credit application to the Tennessee Housing Development Agency in early February.

MPC ended up approving the zoning change, in part because the office zoning is more compatible with the neighborhood than the current commercial zoning, regardless of what happens next.

Also, some commissioners said, Mechanicsville residents will have other opportunities to weigh in on the proposed development --- at the Historic Zoning Commission next Thursday morning, at MPC again in January for the use on review and development plan, and at City Council in January for the two readings on the rezoning.

## **6. Mayor Appoints Goodwin, Eason to MPC**

Conrad "Mac" Goodwin and Elizabeth Eason have been appointed by Mayor Madeline Rogero to serve on the Metropolitan Planning Commission (MPC) through 2017.

Goodwin is president of Town Hall East, the neighborhood organization that serves Holston Hills. An author and retired archaeologist, he serves on the board of Circle Modern Dance, is a member in the Association of American Geographers, and consults for the Labor Day Sunflower Project. According to an article on the MPC website, his interests as a commissioner are smart growth, livable city, and climate change issues.

Eason is the principal architect at Elizabeth Eason Architecture. Her work experience includes commercial, retail, hospitality, residential, and government projects with a focus on efficiency, sustainable design, and healthy communities. Previously she has served on the Knoxville Tree Board, the Board of Environmental Appeals, Knoxville Energy and Sustainability Task Force, and the Tennessee Energy Policy Task Force. As a planning commissioner, her goal is to see Knoxville and Knox County prosper through economical, equitable, and sustainable growth.

MPC is an advisory board comprised of 15 citizens—seven appointed by the City Mayor and eight appointed by the County Mayor. They serve staggered four-year terms without compensation and may be re-appointed. For more, see [www.knoxmpc.org](http://www.knoxmpc.org).

## **7. Neighborhood and Government Calendar**

*Include your neighborhood-related event or meeting in this space. Call 215-3232.*

*All government meetings will be held in either the Large or Small Assembly Room unless otherwise noted. For a complete list of meetings of various city boards and commissions, visit <http://www.cityofknoxville.org/calendar/>.*

*Also see: Community Events Calendar: <http://www.cityofknoxville.org/events/events.pdf>*

*If you are a person with a disability who requires an accommodation in order to attend a public meeting, please contact Stephanie Brewer Cook at 215-2034 or [scook@cityofknoxville.org](mailto:scook@cityofknoxville.org) no less than 48 hours prior to the meeting you wish to attend.*

Saturday, December 14 --- 10 a.m.

South Haven Neighborhood Association: Holiday Brunch/Party  
(in lieu of Dec. board meeting)  
Hillcrest United Methodist Church, 1615 Price Avenue  
Pat Harmon, 591-3958

Saturday, December 14 --- 4-8 p.m.

North Hills Holiday Tour of Homes  
Historic stops: Seven homes, one church, and one fire hall  
Tickets are \$10 in advance, \$12 on tour day, children under 12 free  
North Hills Garden Club  
<https://www.facebook.com/pages/North-Hills-Holiday-Tour-of-Homes/240962375961866>  
Susan Driskell, 387-3836, [swdriskell@comcast.net](mailto:swdriskell@comcast.net)

Monday, December 16 --- 1:45 p.m. (zoning at 5 p.m.)

Knox County Commission  
(Fourth Mondays, Jan.-Oct. Third Mondays, Nov.-Dec.)  
[www.knoxcounty.org/commission](http://www.knoxcounty.org/commission)  
Agenda: Click on "Commission Agendas"  
Public Forum held at beginning & ending of meeting.  
Zoning Issues heard starting at 5 p.m.

Monday, December 16 --- 5 p.m.

Knox County Board of Education – Work Session  
(Monday before the regular meeting and the third Mondays, except holidays or holiday weeks)  
First Floor Board Room, Andrew Johnson Building, 912 South Gay St.  
For agenda, work sessions, and other items:  
Visit <http://knoxschools.org>. Click on "Board of Education."

Monday, December 16 --- 7 p.m.

Historic Fourth & Gill Neighborhood Organization  
Board Meeting (Third Mondays except January)  
Contact Judith Neff for Location  
Judith Neff, [merlin2@comcast.net](mailto:merlin2@comcast.net), 567-7980

Monday, December 16 --- 7 p.m.

West Hills Community Association (Third Mondays)  
Executive Committee: Jan., March, April, July, Aug., Sept., Nov., Dec.  
General Meeting: February, May and October  
First Church of the Nazarene, 538 Vanosdale Road  
Ashley Williams, 313-0282

Tuesday, December 17 --- 6 p.m.

Delrose Drive Neighborhood Watch (Third Tuesdays)  
Riverview Baptist Church, 3618 Delrose Drive  
Corina and John Buffalow, 523-0102

Tuesday, December 17 --- 6:30 p.m.

Lonsdale United for Change (Third Tuesdays)  
Lonsdale Recreation Center, Stonewall Avenue  
Steve Ritter, 973-0877

Thursday, December 19 --- Breakfast - 7:30 a.m. Meeting - 8 a.m.

East Knoxville Business & Professional Association (Third Thursdays)  
Open to Neighborhood Residents and Leaders  
Speaker: Alvin Nance, President of Knoxville Community Development Corporation  
Location: KCDC, 901 Broadway NE, Knoxville, TN 37917  
Charles Morgan, [cwm826@aol.com](mailto:cwm826@aol.com), Gray Hodges Corporation, 522-3113  
[www.EastKnox.org](http://www.EastKnox.org)

Thursday, December 19 --- 8:30 a.m.

Historic Zoning Commission (Third Thursdays)  
<http://www.cityofknoxville.org/boards/historic.asp>

Thursday, December 19 --- 12 p.m.

KUB Board of Commissioners (Third Thursdays, except July)  
Historic Miller's Building, 445 S. Gay Street  
See [www.kub.org](http://www.kub.org). Click on "About Us" at top of the page.

Thursday, December 19 --- 4 p.m.

City Board of Zoning Appeals (Third Thursdays)  
Small Assembly Room  
Pre-Agenda Meeting: 3 p.m. in Room 511  
<http://www.cityofknoxville.org/boards/zoning.asp>

Thursday, December 19 --- 6:30 p.m.

Oakwood Lincoln Park Neighborhood Association  
Monthly Meeting (Third Thursdays)  
Community Club House, 916 Shamrock Avenue at Henagar Street

Thursday, December 19 --- 7 p.m.

City Council (Every Other Tuesday) --- Rescheduled from Dec. 24  
<http://www.cityofknoxville.org/citycouncil>  
Agenda: <http://www.cityofknoxville.org/citycouncil/agenda.pdf>

Saturday, December 21 --- 11:30 a.m.

Special Call Meeting of Knoxville City Council  
Purpose: Election of Vice Mayor, Beer Board Chair, and Council representative to  
Knoxville Transportation Authority (KAT).

City County Building, Main Assembly Room

Saturday, December 28 --- 8 a.m. till Last Person is heard

“Coffee with the Councilman”

(Last Saturday of Each Quarter)

Vice Mayor and First District City Council Member Nick Pavlis

Bring your concerns or stop by to chat; open to all city residents.

Roundup Restaurant, 3643 Sevierville Pike

Nick Pavlis, 454-7216

Monday, January 6 --- 5 p.m.

Knox County Board of Education – Work Session

(Monday before the regular meeting and the third Mondays, except holidays or holiday weeks)

First Floor Board Room, Andrew Johnson Building, 912 South Gay St.

For agenda, work sessions, and other items:

Visit <http://knoxschools.org>. Click on “Board of Education.”

Monday, January 6 --- 7 p.m.

Cedar Heights Residents Association (first Mondays)

5316 Cedar Heights Road

[Jabrahamson2012@gmail.com](mailto:Jabrahamson2012@gmail.com) or 765-1047

Tuesday, January 7 --- 11:45 a.m.

Agenda Review, Metropolitan Planning Commission

(Tuesday before MPC’s monthly meeting)

Small Assembly Room, City County Building

Tuesday, January 7 --- 5 p.m.

Dandridge Avenue Neighborhood Watch (First Tuesdays)

Beck Cultural Exchange Center, 1927 Dandridge Avenue

Lawrence Washington, 524-4498

Tuesday, January 7 --- 6:30 p.m.

Parkridge Community Organization (First Tuesdays)

Cansler YMCA, 616 Jessamine St.

Jerry Caldwell, 329-9943

Tuesday, January 7 --- 7 p.m.

Mechanicsville Community Association (First Tuesdays)

Fairview Recreation Center, 1628 Dora Street

Charles Wright, 637-1802

Wednesday, January 8 --- 1 p.m.

100 Block Association (Second Wednesdays)

Dewhirst Properties, 123 S. Gay Street

Jody Freeman, 525-1554

Wednesday, January 8 --- 11:30 a.m.

Community Forum (Second Wednesdays)

West Knoxville Library, 100 Golf Club Road at Kingston Pike

Sue Mauer, 690-0269

Wednesday, January 8 --- 4:30 p.m.

Neighborhood Advisory Council

(Every Second Wednesday, except December)  
Venue to be determined  
<http://www.cityofknoxville.org/neighborhoods>  
David Massey, 215-3232

Wednesday, January 8 --- 5 p.m.  
Knox County Board of Education (First Wednesdays, except holiday weeks)  
Large Assembly Room, City County Building  
For agenda, work sessions, and other items:  
Visit <http://knoxschools.org/>. Click on "Board of Education"

Thursday, January 9 --- 1:30 p.m.  
Metropolitan Planning Commission (Second Thursdays)  
<http://www.knoxmpc.org>  
Agenda: <http://agenda.knoxmpc.org>

Thursday, January 9 --- 6 p.m.  
Lonsdale Homes Resident Association (Second Thursdays)  
Community Building, 1956 Goins Drive  
Phyllis Patrick, 323-7224

Thursday, January 9 --- 6:30 p.m.-7:30 p.m.  
Greenwood Heights Neighborhood Watch (Second Thursdays)  
Corner of Buttercup Circle and Sundrop Drive  
Alice Wershing at [awershing@aol.com](mailto:awershing@aol.com)

Friday, January 10 --- 6 p.m.  
Beaumont Community Organization (Second Fridays)  
Community Room, Solid Waste Transfer Station, 1033 Elm Street  
Natasha Murphy, 936-0139

Friday, January 10 --- 9:30 a.m.  
Public Officer Hearing – Neighborhood Codes Enforcement  
(Usually held on the Friday following Better Building Board meetings)  
The PO considers action on violations of city's building codes.  
Small Assembly Room, City County Building

Saturday, January 11--- 6 p.m.  
Burlington Homeowners & Residents Association  
Burlington Library, Asheville Highway  
Kimberley Fowler, [ccfp@comcast.net](mailto:ccfp@comcast.net), 524-7094

Monday, January 13 --- 7 p.m.  
Town Hall East  
(Second Mondays in September, November, January, March and May)  
Fellowship Hall, Eastminster Presbyterian Church, 409 Asheville Highway  
Mac Goodwin, 524-9954

Monday, January 13 --- 7 p.m.  
Belle Morris Community Action Group (Second Mondays)  
City View Baptist Church, 2311 Fine Avenue  
[www.bellemorris.com](http://www.bellemorris.com)  
Rick Wilen, 524-5008

Monday, January 13 --- 3 p.m.

Northgate Resident Association (Second Mondays)  
Social Hall, 4301 Whittle Springs Road  
David Wildsmith, 219-0417

Monday, January 13 --- 5-6 p.m.

Michael Meadowview Neighborhood Watch (Second Mondays)  
CAC East Neighborhood Center, 4200 Asheville Hwy.  
Marian Bailey, 525-5625

Monday, January 13 --- 6 p.m.

Cold Springs Neighborhood Watch (Second Mondays)  
Magnolia Avenue Methodist Church, 2700 Magnolia (Harrison St. Entrance)  
Terrell Patrick, 525-4833

Monday, January 13 --- 6 p.m.

Lyons View Community Club (Second Mondays)  
Lyons View Community Center, 114 Sprankle Avenue  
Mary Brewster, 454-2390

Monday, January 13 --- 6 p.m.

Vestal Community Organization (Second Mondays)  
South Knoxville Community Center, 522 Old Maryville Pike  
Newman Seay, 577-4593

Monday, January 13 --- 6:30 p.m.

Old North Knoxville (Second Mondays)  
St. James Episcopal, Parish Hall, 1101 N. Broadway  
Lauren Rider, 964-3905

Monday, January 13 --- 6:30 p.m.

Community Potluck  
Historic Fourth & Gill Neighborhood Organization (Second Mondays)  
Central United Methodist Church, 210 Third Avenue  
Judith Neff, 567-7980

Monday, January 13 --- 7-8 p.m.

Fountain City Town Hall (Second Mondays, September-April)  
Church of the Good Shepherd, 5337 Jacksboro Pike  
Ken Cloninger, 688-6257, [kcloninger@comcast.net](mailto:kcloninger@comcast.net)

Tuesday, January 14 --- 2 p.m.

Western Heights Resident Association (Second Tuesdays)  
Building to the right of the mail boxes when you enter Western Heights  
Jamesena Nolan, 237-5558

Tuesday, January 14 --- 6 p.m.

Brown Avenue Neighborhood Watch (Second Tuesdays)  
Hoitt Avenue Baptist Church, 2121 Hoitt Avenue  
Jimmy Ramsey, 637-0243

Tuesday, January 14 --- 7 p.m.

Mechanicsville Neighborhood Watch Association (Second Tuesdays)  
Clinton Chapel AME Zion Church, College Street



R. Bentley Marlow, 607-4357

Saturday, January 18 --- 10 a.m.

South Haven Neighborhood Association (Third Saturdays)  
Hillcrest United Methodist Church, 1615 Price Avenue  
Pat Harmon, 591-3958

Monday, January 20 --- 7 p.m.

Alice Bell Spring Hill Neighborhood Association  
(Third Mondays except June, July, December)  
All are welcome to attend.  
Ronnie Collins, 637-9630

Tuesday, January 21 --- 7 p.m.

Edgewood Park Neighborhood Association (Third Tuesdays except December)  
Speakers: Barbara Bunting and Marsha Lehman from the Knox County Master Gardeners  
Larry Cox Senior Center, 3109 Ocoee Trail  
<http://edgewoodpark.us/>

Monday, January 27 --- 5:30 p.m.

Pembroke Condominium Association (Last Mondays except May and December)  
Lobby of Pembroke, 508 Union Avenue  
Jessie Brown, 525-6500

Monday, January 27 --- 7-8:30 p.m.

South Woodlawn Neighborhood Association  
Bi-Monthly Meeting (Fourth Mondays, odd months, except holidays)  
Woodlawn Christian Church, 4339 Woodlawn Pike  
Janice Tocher, 686-6789

Tuesday, January 28 – 6 p.m.

Inskip Community Association (Asociación de la Comunidad de Inskip)  
Community Meeting (Fourth Tuesdays)  
Inskip Baptist Church, 4810 Rowan Road  
Betty Jo Mahan, 679-2748, [bettymahan@knology.net](mailto:bettymahan@knology.net)

Tuesday, January 28 --- 6:30 p.m.

Chilhowee Park Neighborhood Association (Last Tuesdays)  
Administration Building, Knoxville Zoo  
Paul Ruff, 696-6584

Thursday, January 30 --- 3:30 p.m.

Better Building Board  
(Last Thursday, Jan.-Oct. First Thursday, Dec.)  
Small Assembly Room, City-County Building  
<http://www.cityofknoxville.org/boards/betterbuilding.asp>

Thursday, January 30, 2014 --- 5:30 pm

Knoxville City Council Workshop  
Topic: Proposed Changes to the Sign Ordinance  
Main Assembly Room, City-County Building

Monday, February 3 --- 5:30 p.m.

Council of Involved Neighborhoods (COIN)

(First Mondays except holidays)  
CAC/L.T. Ross Building, 2247 Western Avenue  
Dave Gartner, 862-2066

Monday, February 3 --- 6:30 p.m.  
Wesley Neighbors Community Association  
(First Mondays, even-numbered months)  
Bearden Branch Library, 100 Golf Club Road  
Donnie Ernst, 207-9355

Tuesday, February 11 --- TIME  
Public Meeting  
Topic: New Plan on Homelessness in Knoxville  
Cansler YMCA,

Thursday, February 27 --- 5:30 p.m.  
Knoxville City Council Workshop  
Topic: Proposed Homelessness Plan  
Main (Large) Assembly Room, City-County Building

- \*\* *This Advisory is produced on most Fridays of the year.*
- \*\* *Ideas and contributions are welcome. We reserve the right to edit submissions.*
- \*\* *May be copied and forwarded via neighborhood e-mail lists and newsletters.*
- \*\* *See past issues at our Website: [www.cityofknoxville.org/neighborhoods](http://www.cityofknoxville.org/neighborhoods)*
- \*\* *Don't have Internet access? Call 215-3232 if you need a copy of a particular document.*