



Knoxville Neighborhood Advisory – Vol. 10, No. 12 – Tuesday, March 28, 2017

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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. The Change Center to Break Ground Monday

The Change Center is about to become reality with a groundbreaking ceremony at 10 a.m. this coming Monday, April 3, at 203 Harriet Tubman Street in East Knoxville.

Mayor Madeline Rogero, Knoxville Police Chief David Rausch, Overcoming Believers Senior Pastor Daryl Arnold, Change Center Executive Director Nicole Chandler, elected officials, partners and community members will gather to break down walls as work on The Change Center begins.

According to [The Change Center website](#), the Center “will be a safe, strategically located, center-city partnership facility that provides recreation, leadership development, and jobs initiative for teens and young adults in an attractive, fun environment.”

The idea for this Center emerged from the [Save Our Sons](#) initiative which focuses on reducing violence and violence-related deaths among --- and increasing opportunities for --- boys and young men of color. The projected opening date is this coming fall.

2. Tuesday: City to Hold Public Meeting on Short-term Rentals

The City of Knoxville has scheduled a public meeting so that representatives of the City’s Policy and Law Departments can present the outlines of a proposed city

ordinance regulating short-term rentals (STRs), including those listed through online services such as Airbnb.

The meeting will be held at 6 p.m. Tuesday, April 4, at Central United Methodist Church, 201 Third Avenue. Residents will be asked to offer their comments and feedback.

STRs are currently prohibited in Knoxville because they are not covered by any existing law. The City's goals with the ordinance are to make it possible for people to run STRs; to protect the quality of life in Knoxville neighborhoods; to protect the safety of visitors to our city; and to ensure a level playing field for STRs and traditional hotels and motels in terms of occupancy and sales taxes.

The draft ordinance reflects input received during several months of public comment. A copy of the draft document will be posted on the City's website on March 29. Check the Office of Neighborhoods home page at www.knoxvilletn.gov/neighborhoods.

Meanwhile, [House Bill 1020](#) and the companion [Senate Bill 1086](#) are still pending in the State Legislature. With backing from Airbnb, the proposed legislation would remove the ability of local governments to regulate STRs and allow such rentals in any residential zone with fewer restrictions than the City is proposing. The City of Knoxville opposes this and similar legislation, contending that zoning and land use matters should be left to local decision-making.

To express your views on these bills, see the [March 17 special edition](#) of this newsletter for details. Also, you can follow the bills, see which committees are considering them, look up the members of those committees, and write or call them to state your opinions.

3. Neighborhood Conference Docs Posted on Web

Speaker hand-outs and slide show presentations at the March 11 Neighborhood Conference have now been posted on the Office of Neighborhoods website. All documents --- available on [this page](#) --- have been converted to PDF files for easier download.

4. Neighborhood Dilemma: Focus on Problems or Assets?

After a two-month pause to work on the Neighborhood Conference, the Office of Neighborhoods is resuming its free monthly workshop series "Building Strong Neighborhood Organizations."

The next session will be held Thursday, April 13, at the City of Knoxville's new Public Works building, 3131 Morris Avenue at the corner of Morris and Lorraine Street. This is located south of Middlebrook Pike and east of Liberty Street. Park across Morris Street from the building and enter through the doors on the left side of the building. [Here is the Google Maps link.](#)

Doors open at 5:30 p.m. The session begins at 6 p.m. and ends at 8 p.m. If you will be attending for the first time, please RSVP to David Massey at 215-3232 or dmassey@knoxvilletn.gov.

At this session — Problems versus Assets in Neighborhood Development — the group will discuss what happens when a neighborhood organization puts all of its energy into trying to solve the neighborhood's problems, instead of building on the neighborhood's assets. We will also work on identifying assets and how they can be used effectively.

5. City Begins Work to Overhaul Zoning Code

The City of Knoxville has hired a consultant to assist the Metropolitan Planning Commission (MPC) with the City's zoning ordinance update.

After releasing a Request for Proposals in June of 2016, a selection committee made up of City and MPC staff and MPC Commissioners selected Camiros, Ltd. from a pool of applicants. Camiros is a full-service planning, zoning, and urban design consultancy located in Chicago, Ill.

Representatives from Camiros visited Knoxville earlier this year to gather information and inform their work. They reviewed the current zoning code, saw examples of its impact on the city, and discussed ideas for the update with City and MPC staff. There will be an official kick-off later this spring after the consultants complete their background review.

In order to give a voice to the diverse interests found within the community, two committees have been created to assist with the overhaul. A staff committee of City and MPC staff will provide local expertise, and a stakeholder committee will represent business, neighborhood, environmental, and other groups from the community. The public stakeholder committee was officially appointed at the Jan. 31 City Council meeting. All committee members will serve for two years. [See the list of committee members.](#)

The stakeholder committee met for the first time this week and will meet again at 10 a.m. on Wednesday, May 17, in the Small Assembly Room. All meetings of the public stakeholder committee are open to the public.

Background: Mayor Madeline Rogero last year asked City Council to start the process for updating the zoning ordinance, much of which was written decades ago and emphasizes single-use zoning that requires tracts to be segregated by land use. That model leads to inefficient use of resources and sprawl.

In the decades since the current zoning ordinance was put in place, needs have changed and demand for mixed-use development has increased as residents have become interested in being able to live, work, shop, and eat at restaurants within the same neighborhood. Amendments prioritizing these changes, such as the South Waterfront and Cumberland Avenue, have fueled demand for similar flexibility elsewhere.

The need for these changes is apparent when considering that Knox County is projected to add 170,000 residents by 2040. An updated ordinance will help protect and enhance Knoxville's sense of place during this growth. The update will help strike a balance between protecting historic characteristics of neighborhoods and creating

standards that encourage dynamic growth. It also aims to encourage connectivity among these places.

To achieve these goals, a number of guiding principles have been established. For a full list of these principles and more on zoning in general, see [MPC Director Gerald Green's workshop presentation](#) at the March 11 Neighborhood Conference.

MPC encourages the community to stay involved throughout the process. For more information, contact Green at 865-215-3758 or Gerald.green@knoxmpc.org.

6. Candidate Field Grows for City Council Seats

Twenty-six people have now picked up nominating petitions to run for the five open seats on Knoxville City Council --- four in District 1, four in District 2, three in District 3, four in District 4, and 11 in District 6.

The list of those who have picked up petitions can be found [here](#) on the Knox County Election Commission web page. The list is updated about 2 p.m. each weekday afternoon if there are any changes.

Current office holders --- Nick Pavlis, District 1; Duane Grieve, District 2; Brenda Palmer, District 3; Nick Della Volpe, District 4; and Daniel Brown, District 6 --- are term-limited and unable to run for a third term.

The District 5 seat and the three at-large seats have different terms, so those elections do not come up for another two years. To be eligible to run for a specific district seat, a candidate must live in that district. See a [map](#) of the City Council districts. [Learn more about City Council in general.](#)

The candidate qualifying deadline is May 18, the primary is August 29, and the general election is Nov. 7. [See the full schedule.](#)

City Council elections are non-partisan. In the Primary Election, the district candidates run just within their geographical districts. The two candidates with the most votes in each district go on to the general election, regardless of party affiliation. In the general election, votes are cast city-wide. In effect, each district nominates two candidates in the primary election to be voted on city-wide in the general election.

7. Saturday is "Free for City Residents" Day at the Transfer Station

Free for Residents Day --- one of the many services offered to city residents by the City of Knoxville's Public Service Department --- is coming up this Saturday, April 1.

On first Saturdays, city residents can take bulky waste, trash and garbage to the Transfer Station free of charge. The transfer facility is located at 1033 Elm Street just off the Baxter Avenue exit on I-275 immediately north of downtown.

This day is reserved for city households --- no contractors or businesses, please. You may be asked to show proof of city residence. Hours are 8 a.m. to 1 p.m. The Transfer Station closes at noon on all other Saturdays.

Shingles cannot be accepted at the transfer station. For a list of other items that can and cannot be accepted, see <http://www.knoxvilletn.gov/transferstation>.

The Transfer Station is also the location for disposing of household hazardous wastes such as old cleaning supplies, pool chemicals, fluorescent light bulbs, and other specialty waste, as well as computers and computer screens. For details on these items, see <http://www.knoxvilletn.gov/hhw>.

Remember: With the new city-supplied, 95-gallon trash carts, all trash must fit inside the cart (lid closed) to be picked up each week.

Bulky waste (not including bags of garbage that won't fit inside your cart) can be placed at the street or alley on the same day as your garbage pickup. [Learn more about what can and cannot be picked up by the City.](#)

If you have a large cleanup coming up, and if you think you will generate more trash and bulky waste than can be placed at the curb or taken to the Transfer Station, consider calling 311 to ask about the city's courtesy dumpster program. The City can drop off and pick up a dumpster for eligible households. Call 311 to see if your household is eligible.

8. Testify on Blighted Properties at Public Officer Hearing

Twenty two properties are on the agenda for the City's next Public Officer Hearing at 9:30 a.m. Friday, March 31, in the small assembly room of the City County Building.

The Public Officer --- David Brace, director of the Public Service Department --- will hear testimony on buildings that inspectors contend are in violation of the city's building codes. Testimony can also be made by the property owners, neighbors, neighborhood groups, and other stakeholders, such as lien holders.

The Public Officer then decides whether to issue an order requiring that the violations be addressed in a certain period of time. Failure by the owner to cure the problem may result in the boarding or demolition of a structure, or the cleanup of a dirty or overgrown lot, with costs billed to the owner. A property owner may appeal the Public Officer's decision to the Better Building Board and, ultimately, to Chancery Court.

The properties to be heard for repair/demolition orders include 450 Cedar Avenue (including accessory structure), 2201 Fenwood Drive, 4330 Galbraith School Road (including accessory structure), 3420 Garden Drive (including accessory structure), 5617 Haynes-Sterchi Road (including accessory structure), 2314 Island Home Avenue, and 2908 Johnston Street.

Other properties on the agenda are 3922 Linden Avenue (commercial), 2106 and 2114 Lonsdale Pike, 1510 Louisiana Avenue (accessory structure only), 3451 Reagan Avenue (including accessory structures), 1708 Reaves Road, 5712 Ridgewood Road (including accessory structures), 5212 Western Avenue a/k/a 5212 Ball Camp Pike, 3417 Wilson Avenue (including accessory structure), and 1647 Wilson Road a/k/a 1635 Wilson Road (Swimming pool only)

There will be a hearing for a confirmation of emergency repair/demolition orders on 3129 North Broadway (commercial), 101 Chamberlain Boulevard, 2504 Jefferson Avenue, 2638 Jefferson Avenue, and 1107 Tennessee Avenue.

If any of these properties are in your neighborhood, you or a representative of your organization may wish to attend the meeting to submit testimony about the impact of the property on the neighborhood.

See the [March 31 agenda](#), with details on each property.

9. Botanical Garden Offers Garden Plots

The [Knoxville Botanical Garden and Arboretum](#) is providing families with an opportunity to grow their own gardens.

For an annual fee of \$15, a family or individual can rent a 4'x12' community garden plot. This also includes water access, tools, seeds, and free admission to educational programs hosted by the Center for Urban Agriculture. Growing your own vegetables can reduce your grocery bill and provide a family or individual with useful gardening knowledge and experience. For more, email cua@knoxgarden.org or visit the Gardens Visitors Center at 2743 Wimpole Ave. weekdays between 8 a.m. and 4 p.m.

10. 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 scCook@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.*