



Town Hall East, Inc.  
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Knoxville, Tennessee 37914

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# Town Hall East Newsletter

Vol. 53 No. 6

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May 2017

**Next Meeting • Monday, May 8 • 7:00 PM**

*~featuring Candidates for Knoxville City Council + Election of T.H.E. officers and board~*  
**Eastminster Fellowship Hall • 4904 Asheville Hwy**

## T.H.E. Board of Directors

**President** Doug Toppenberg

[dtoppenberg@yahoo.com](mailto:dtoppenberg@yahoo.com)

**Vice President** Millie Ward

**Treasurer** Desiree Folger

**Secretary** Brenda Brooks

### Directors:

Clarita Buffalo Rick Mallory

Beverly Calhoun Mimi Meredith

Sharon Davis Michael Moore

Amber Houser Jeff Petrik

David Lee

## Volunteer for Tank Strickland Park

T.H.E. has officially adopted Thomas "Tank" Strickland Park and will be responsible for periodically picking up litter and keeping it clean. If you would like to help in the effort and volunteer a few hours of time to the project, contact David Lee at [dlee@utk.edu](mailto:dlee@utk.edu)

## Renew or Join T.H.E.

Renew your dues or join T.H.E for only \$10 per adult member per year, Sept–Aug. Complete the form on page 2, and send it with your dues to: Town Hall East, P.O. Box 14259, Knoxville TN 37914

## T.H.E. Meets...

2nd Mondays in Sept, Nov, Jan, March, May 7:00 pm  
Eastminster Fellowship Hall,  
4904 Asheville Hwy

## Our Last Print Newsletter

If you've been receiving only the print version of T.H.E.'s newsletter, please send your email address to [townhalleast@gmail.com](mailto:townhalleast@gmail.com) so we can send you future issues by email.

## President's Message

Dear Members, Friends and Neighbors,

While it's only April, Town Hall East's membership year is nearing an end. The Nominating Committee is working on a slate of officers and Board candidates to present at our upcoming meeting, Monday, May 8. I hope you can all make time to be there and support the organization's efforts for the coming year.

In this our last newsletter of the membership year, I would like to take time to recap the events of the last 10 months, and the accomplishments of our neighborhood association. At our first Board meeting last June, we discussed what we thought to be the primary issues affecting our neighborhoods, then divided board members and officers into working groups to address those issues. We then worked, with the help of the membership, on such issues as neighborhood preservation, better support of our local schools, maintenance of the parks in our boundaries, monitoring city and county actions, and improved communication with the membership and other neighborhood associations.

I want to applaud the time and effort of the Board in each of these committees. I will confess that I'd hoped we'd meet all the goals we set in June, but we've had a number of extraordinary events arise that sidetracked those efforts. Those include Verizon's proposed erection of a cell tower in the center of Burlington, which we are now told will be placed at a more acceptable location; a new senior housing complex on Holston Drive for which we were able to provide design input; the thwarting of a proposed short-term rental complex next to Chilhowee Baptist Church; input to the Board of Zoning Appeals regarding the opening of a Dollar General Store in our neighborhood; and last but not least, coordination with Knox County Schools on their middle school rezoning responsibilities, which included polling our membership and providing KCS with the results of those surveys.

Please note that we will be providing a forum for City Council candidates at our May meeting. There are more than 20 candidates for 5 open seats, two of which will unfortunately be vacated by Nick Della Volpe and Dan Brown, both of whom have been very sympathetic to the issues we've faced. All candidates have been invited to attend our meeting on May 8, and we encourage you to come hear what they have to say about the issues affecting East Knoxville. We will make time to allow for personal interaction with the candidates after the meeting adjourns. Involved voters make for more attentive political leadership, and this is your opportunity to shape the future of our city.

On behalf of the Board and myself, it has been a pleasure serving this year and we hope to see you all on May 8.

Doug Toppenberg  
Town Hall East President

### City Begins Work to Overhaul Zoning Code

—Sandra Korbelik, T.H.E. Volunteer

The City of Knoxville has started a 20-month process to review and update the Knoxville City Zoning Ordinance. This new code will be a totally fresh approach: a hybrid between form and use. A 22-member advisory committee and the consulting firm Camiros Ltd. along with Metropolitan Planning Commission (MPC) staff will draft the new ordinance based on identified issues and public comment. As T.H.E.'s representative, I observed the March Public Stakeholder Advisory Committee and will report throughout this process. Future meetings are:

- May 16: Initial Public Meeting & Official Kick-off with Consultant
- May 17: Stakeholder Advisory Meeting 10 AM at the Small Assembly Room, City/County Building
- June 20: Technical Report from Consultant available for Stakeholder review
- July 11th: Consultant will hold public meeting on Technical Report

There are two main reasons our zoning ordinance requires updating: old age and new demands. 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. 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 and strike a balance between protecting historic characteristics of neighborhoods and encouraging dynamic growth. It also aims to encourage connectivity among these places. MPC Planning Director Gerald Green noted that "The growth will be the equivalent of adding another Knoxville. We'll need to create opportunities to live, work and shop within the city and not just default to sprawl development."

To achieve these goals, a number of guiding principles have been established, which are available in [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](mailto:Gerald.green@knoxmpc.org).

### City Seeks to Regulate Airbnb-type Short-term Rentals

—Sandra Korbelik, T.H.E. Volunteer

The City of Knoxville is proposing to permit short-term rental units in all zones where residences are permitted. Though frequently known as Airbnb, short-term rental units can also be advertised through any medium such as Craig's List, newspapers, bulletins, etc.

**A Type 1 Permit** occurs in a Residential District in the owner's principal residence (or accessory building on the property), though the owner is not required to remain or be present during the rental period. Tenants can stay 30 days or less. A person can only hold one Type 1 Permit within the city.

**A Type 2 Permit** occurs in a Non-residential District that allows a residential use. It does not have to be in the owner's principal residence nor does the owner need to ever occupy the residence. A person can have two Type 2 Permits within the city.

Some issues raised at the April 4th public meeting include:

- appearance (testimony indicated that short-term rental property is generally well maintained),
- demand (many cities already allow short term rentals),
- affordable housing (concern that conversion to short term rentals will decrease long-term, low-cost rental availability),
- negative impact on neighborliness (constant turnover of occupants),
- how and who to contact if the tenants are disruptive, and
- enforcement to ensure that the owners physically occupy the residence.

This ordinance will be heard by MPC on May 11th and will come before City Council during June. For questions or information, email [strs@knoxvilletn.gov](mailto:strs@knoxvilletn.gov). The Town Hall East Board would like to know what our members think about allowing short-term rentals. Please contact [nelkorb@bellsouth.net](mailto:nelkorb@bellsouth.net) with your opinions.

### Join us on May 8th for City Council Candidates AND the election of T.H.E. officers and board members...

- With the primary election set for August 29 (early voting runs from August 9 to 24), you'll want to get to know the candidates for open City Council seats in Districts 1, 2, 3, 4, and 6. Of approximately 29 candidates for all seats, 17 are from our principal districts 4 and 6. We expect more than 20 candidates to attend the forum, so this will be a great opportunity to see and hear the people who will make many decisions affecting our community and our personal lives for the next 4 years or more. Each candidate will make a brief introductory statement, and we will then take written questions from the audience. We will try to leave time at the end of the meeting for audience members to speak to the candidates individually.
- And City Council is not the only election in the air. Town Hall East holds its annual election of officers and directors during our May meeting. Our electronic newsletter will present for your consideration the slate of officers and new board members compiled by T.H.E.'s Nominating Committee for the 2017-2018 membership year. So don't miss this chance to learn about the folks who will be leading your community organization in the coming years...and vote.



### BURLINGTON BRANCH LIBRARY – USED BOOK SALE

Our best (and only) book sale of the year will be held on

Saturday 13 May from 1 to 5 PM

Monday 15 May from 4 to 8 PM

Books — CDs — DVDs

— novels for summer reads —

— books on gardening, cooking, crafts —

Proceeds help fund library programs and events.

For information about our schedule of programs and events at

Burlington for May and June, please call 525-5431.

**DUES: September 2016 – August 2017**

**JOIN OR RENEW YOUR MEMBERSHIP TODAY!**

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone number \_\_\_\_\_ Email: \_\_\_\_\_

Are you willing to receive the newsletter via email? yes  no

\_\_\_\_\_ \$10/person Active Member: live in City Wards 13, 30, 31

\_\_\_\_\_ \$10/person Associate Member: live outside the above Wards, but want to stay informed

\_\_\_\_\_ \$50/person Business Member: own/manage a business in the above Wards, support the neighborhood and T.H.E.

\_\_\_\_\_ Total enclosed

**Send your payment to: Town Hall East, Inc., P.O. Box 14259, Knoxville, TN 37914.**

**Join us on Facebook at [www.facebook.com/townhalleast](http://www.facebook.com/townhalleast)**



### T.H.E. Slate of Officers and Board Members

—Desiree Folger, T.H.E. Nominating Committee

The following individual served on the 2017 Nominating Committee:

- Josh Birdwell
- Brenda Brooks
- Jim Coppock
- Desiree Folger
- Amber Houser
- Sandra Korbelik
- Charlie Vogel

The Committee respectfully submits the following slate of candidates for each office and for open seats on the Board of Directors (terms 2017–2020) for your approval. Election of this proposed slate will be part of the business meeting on Monday, May 8.

- President** Doug Toppenberg
- Vice President** Amber Houser
- Treasurer** Desiree Folger
- Secretary** Brenda Brooks
- Board Seat** Sandra Korbelik
- Board Seat** Millie Ward
- Board Seat** Tobias Kight

### Meet the Knoxville City Council Candidates

—David Lee, T.H.E. Government Committee

As of April 20, the following are potential candidates for City Council, many of whom are expected at T.H.E.’s May 8 meeting.

**District 1**

- Debbie Helsley
- Kevin Hill
- Greg Knox
- Rebecca Parr
- Stephanie Welch
- Andrew Wilson

**District 2**

- Andrew Roberto,
- Brandon Bruce
- Wayne Christensen
- William P. Stone
- David Williams

**District 3**

- James Edward Corcoran
- Jody Mullins
- Seema Singh Perez

**District 4**

- Albert O. Baah
- Dan Davis
- Lauren Rider
- Harry Tindell

**District 6**

- Joyce Brown
- John A. Butler
- Andre S. Canty
- Michael Covington
- Thera Cox
- Pete Drew
- Kelsey Finch
- David Gillette
- Lincoln Lincoln
- Gwen McKenzie
- Jennifer Montgomery
- Damon Rawls
- Shawnee Rios
- Brandy Slaybaugh



**Come Enjoy the Fun & Great Deals at Historic Holston Hills Community Club 2nd Annual GARDEN SALE**

Saturday, May 6th  
9:00AM-2:00PM \*

Holston Hills Community Park  
Chilhowee Dr. & Holston Hills Rd.

Sale Includes:

- Trees and Shrubs
- Perennial Plants
- Annual Plants
- Vegetable Plants
- Hanging Baskets
- Baked Goods
- Gently Used White Elephants
- Free Prize Drawing

\* Cash & Check only



**Open Streets Comes to East Knoxville on Sunday, May 21, 2 to 6 pm**

Hosted by Bike Walk Knoxville, with support from the Knoxville Regional Transportation Planning Organization and the City of Knoxville, the festival Open Streets “brings together community groups and local businesses, giving people of all ages and abilities to opportunity to walk, ride bikes, hula hoop, and much more.”

On Sunday, May 21, the festival will be held on Magnolia Avenue from Randolph Street to North Chestnut Street. Check for updates at <http://openstreetsknoxville.com/>

Save the date...T.H.E.

neighborhood SCOOP



Saturday  
Sept. 2.  
TANK STRICKLAND PARK  
NEXT TO THE  
BURLINGTON BRANCH LIBRARY  
4614 Asheville Hwy  
2-4

presented by:  
TOWN HALL  
EAST  
NEIGHBORHOOD  
ASSOCIATION

April 19, 2017

Board of Zoning Appeals

Dear Sirs and Madams:

An appeal of the Building Official's decision regarding a proposed Dollar General store on Boyd's Bridge Road located in a C-1 District is before you. Town Hall East Neighborhood Association has met with the builder, Jason Brown, and reviewed the proposal.

The C-1 District is:

"..... established to provide areas in which the principal use of land is devoted to the neighborhood store. It is a restricted commercial district, limited to a narrow range of retail, service and convenience goods only and to the first floor of a structure. This district is designed for areas where large commercial operations are undesirable, but where individual proprietary stores are useful and desirable for the neighborhood."

The Chief Building Official has found:

"...all of the retail combined within a Dollar General most resembles the more wide-ranging term of "retail store" as enumerated in C-2 or "retail establishments" as enumerated in C-3. As such, Dollar General cannot be located in a C-1 zoning district."

Dollar General is appealing that decision.

The Town Hall East Board has extensively reviewed the Dollar General proposal by examining other Dollar General sites, the character of the Boyd's Bridge neighborhood, and design principles which soften and harmonize the impacts of a commercial use. This is not a commercial highway strip where each store competes for the drivers' attention. There are only 3 lots zoned C-1 in this residential/rural retail/church area.

The issue before the Board of Zoning Appeals is whether a Dollar General is considered a permitted use under the C-1 zoning district. Town Hall East supports the Chief Building Official's decision denying the use. However, should the Board of Zoning Appeals reverse the denial there are several design conditions necessary to minimize the adverse impacts this project would have on this traditional residential/rural retail/church area. Town Hall East will not support the project unless the Developer commits to our conditions. These design conditions are:

• Signage

Building Mounted – 30 square feet, lighting limited to hours of operation as well as one hour before and one hour after hours of operation.

Free standing – brick monument sign, ground lit, cabinet not too exceed 24 sq. ft., monument height max 8 ft.

General Lighting- Exterior lights are to be building mounted, black down light sconces limited to hours of operation as well as one hour before and one hour after hours of operation.

The Town Hall East Board of Directors submitted this letter to the Knoxville Board of Zoning Appeals on April 19, regarding a proposed Dollar General store on Boyd's Bridge Road.

- Building Setback From the Street  
Building setback from Boyd's Bridge right-of-way limited to allowing a landscape bed along the front property line, one 24-foot driving aisle, one row of perpendicular parking at a minimum dimension and if the Applicant chooses, a sidewalk between parking and the building. Remaining parking is placed along the building sides or rear. This may require the building front to face a side property line or be placed on the building's corner as shown below.
- Landscaping  
Irrigated Type B landscaping along the frontage with the inclusion of 3 trees, 1 1/2 dbh. Type B enhanced landscaping requires two offset rows of evergreen shrubs in an 8-foot-wide landscape bed. Parking lot island landscaping to soften the side property lines and building mass. Tree lined landscaping between the driveway and residential neighbor.
- Sidewalk  
A sidewalk installed in right of way fronting the property with a 3-foot landscaped median between the sidewalk and street.
- Maintenance and Outdoor Storage  
Outdoor litter shall be picked up daily. Outdoor storage is limited to one ice machine.
- Building Design and Façade  
A brick façade on the front and sides and a building design as shown below with the exception of the sign dimensions.



Town Hall East Board members appreciate the attention and deep consideration the Board of Zoning Appeals gives to the impact that Dollar General would have on the neighborhood and C-1 zoning in general.

Regards,  
*Millie Ward*  
Millie Ward  
Vice President  
Town Hall East, Inc.