

TO: Members of Metropolitan Planning Commission

FROM: Cynthia Moxley, secretary, Cherokee Lofts Owners Association

DATE: August 8, 2013

RE: Pryor Brown Garage

It is our understanding that MPC today will consider a proposal to demolish the downtown Pryor Brown Garage and replace it with a surface parking lot (agenda item 47).

The Cherokee Lofts Owners Board respectfully requests that MPC **postpone any action** on this matter to give Knox Heritage an opportunity to discuss alternatives with the owners of the building.

The Pryor Brown Garage is located across Market Street from our building. The garage was built in 1925 and is one of the most historic structures downtown, having originally served as a transit center for the city. Some of our residents are monthly parkers in the building.

We believe that a renovation can keep Pryor Brown as a contributing part of downtown just as Cherokee Lofts found new life after a restoration.

We urge you to give Knox Heritage more time to work with the owners to find viable alternatives to demolition and prevent Knoxville from losing a key part of its downtown history.

Thank you for your consideration and for your public service.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Pryor Brown Garage

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>

Thu, Aug 8, 2013 at 8:47 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

----- Forwarded message -----

From: <Ddishner123@aol.com>

Date: Wed, Aug 7, 2013 at 10:44 PM

Subject: Pryor Brown Garage

To: Mark.Donaldson@knoxmpc.org

I am writing to oppose this Use on Review request. With the revitalization of our historic buildings being a great success and with the additional parking spaces already added, there is no reason to make way for another surface lot. I am downtown almost every week and I have never had a problem finding a parking space during the week, weekends or during festivals.

Thank you,
Dwane Dishner
9325 George Williams Rd
Knoxville, TN

Mark Donaldson <mark.donaldson@knoxmpc.org>

Thu, Aug 8, 2013 at 8:49 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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From: **Donna Keirse**y <dkeirse@comcast.net>

Date: Thu, Aug 8, 2013 at 7:26 AM

Subject: Pryor Brown Garage

To: Mark.Donaldson@knoxmpc.org

Good morning Mr. Donaldson,

As a citizen City of Knoxville, I want you to know that I hope there is a reasonable solution for the preservation of the Pryor Brown Garage. Surface parking lots don't seem to be in keeping with the other historic buildings that are so much a part of Knoxville's appeal. Thank you so much for the work you do and for your support of this cause.

Sincerely,

LaDonna Keirse
7400 Sherwood Dr
Knoxville, TN 37919



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Surface Parking Lot

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Thu, Aug 8, 2013 at 8:47 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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From: <jefferyljohnson@aol.com>

Date: Wed, Aug 7, 2013 at 10:37 PM

Subject: Surface Parking Lot

To: Mark.Donaldson@knoxmpc.org

Mr. Donaldson,

I would like to stress my complete disagreement with another surface parking lot in Down Town Knoxville. The demolition of Pryor Brown Garage for surface parking is very discouraging. I can't understand why this is even a consideration, as I understand, that the current structure, even in the condition it's in, still has space for more cars than a surface lot would in that location. I firmly believe that revitalization of the structure would be most beneficial to our great city.

Thank You,
Jeffery Johnson



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd:

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Thu, Aug 8, 2013 at 8:48 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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From: **Moyer, Laura Ashleigh** <amoyer@utk.edu>

Date: Thu, Aug 8, 2013 at 12:31 AM

Subject:

To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Mr. Donaldson,

It is with personal interest that I encourage the MPC to deny the demolition of the Pryor Brown Garage. As a resident in a building directly across from the garage on Market Street, I can speak for myself and many neighbors of the garage who see the potential in the historic landmark in downtown Knoxville. The garage is not only possibly one of the oldest operating garages in the country, but it is also viable for use as a commercial property with its street level business access. The property's proximity to both Gay Street and Market Square make it quite marketable and I see demolition as a lose-lose situation with this property. I encourage the MPC to reject the destruction of yet another precious downtown landmark.

Thank you for your time and consideration.

Ashleigh

Please excuse my brevity this message was sent from my cell phone



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Metro Pulse Writer Has Message For You Re: Downtown Parking

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Thu, Aug 8, 2013 at 8:48 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

----- Forwarded message -----

From: **Heather Joyner Spica** <heatherette62@gmail.com>

Date: Thu, Aug 8, 2013 at 5:02 AM

Subject: Metro Pulse Writer Has Message For You Re: Downtown Parking

To: Mark.Donaldson@knoxmpc.org

Dear Mr. Donaldson,

My parents, my sister, and I moved to Knoxville in 1970. Although I've lived elsewhere from time to time, I've considered Knoxville to be my home for more than 40 years now. I've also worked downtown –for Miller's and Watson's department stores (existing no longer), the Lawson McGhee Library, Whittle Communications, and other employers.

I understand why people want more parking downtown. At the same time, I believe that having lots in lieu of buildings for businesses and residences makes downtown less of a real city. Vast parking lots are for malls, not cities. Sure, it's an expense or a hassle to secure parking if there aren't many lots or garages. However, it's 'places', not parking that draws people. I get it: it's a sort of Catch-22...difficult parking lessens attendance at concerts, hurts businesses to an extent, etc. But ample parking means the destruction of significant architecture and everything else that lends Knoxville character.

All I can say is that if UT football fans are willing to walk MILES from a parking spot to see a game, one could argue that the more unique and interesting downtown is, the more likely it is that people will walk a much shorter distance to hear the Knoxville Symphony Orchestra, attend a concert at the Bijou or Tennessee Theaters, shop at Mast General, eat at Tupelo Honey, explore Market Square, etc. Tearing down ANYTHING that's left of our downtown (including Pryor Brown Garage) at this point is folly. There's so little remaining, considering our rich history.

Please fight for what downtown represents as a whole –not simply what benefits a specific developer or business interest. In my opinion, we've been too short-sighted for far too long. Quite some time ago, I saw photographs in the TVA archives (when my father worked there –for two decades beginning in the 1970s), and I was shocked to see how much of Knoxville circa 1900 had already been obliterated. We cannot afford to sacrifice any more of what connects this place with its past!

Thanks for 'listening',

~Heather Joyner Spica



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Pryor Brown Parking Garage

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Thu, Aug 8, 2013 at 8:46 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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From: **Stanton Webster** <stantonwebster@gmail.com>

Date: Wed, Aug 7, 2013 at 10:29 PM

Subject: Pryor Brown Parking Garage

To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Greetings Mr. Donaldson,

I am writing to adamantly oppose the destruction of the historic Pryor Brown Garage to make a surface parking lot. The downtown area of our wonderful city is making so many positive steps, the destruction of this building to become a surface parking lot would be a true detriment to our city's progress. Every day we are greeted with more positive reviews of our downtown in the media, please help us to not take a major step backwards. Working in the service industry downtown I talk regularly with out of town visitors, one common theme of their positive comments are that we are revitalizing our historic core and not tearing as much down. Please help us continue the positive momentum and stand against the destruction of the garage for a surface parking lot.

Thank you for your time and consideration on this matter,

Stanton Webster
President

Historic Ft Sanders Neighborhood Association