



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

[MPC Comment] Boys & Girls Club Expansion - March 12, 2015 MPC Agenda Item

1 message

David Byrd <davidbbyrd@gmail.com>

Wed, Mar 11, 2015 at 9:59 AM

Reply-To: davidbbyrd@gmail.com

To: commission@knoxmpc.org, jeff.welch@knoxtrans.org

Cc: morris@dia-arch.org, faris@dia-arch.org, russwat@partnersinfo.com, lhurst@bgctnv.org, kmatheryly@partnersinfo.com, Lauren <laurenellent@yahoo.com>, andie.ray@mindspring.com, Jeff Stanley <jephry@gmail.com>, David Byrd <davidbbyrd@gmail.com>

Dear MPC Commissioners, et. al.,

As a former Boys & Girls Club kid myself, I can speak from experience that the programs provided by Boys & Girls Clubs are vital and integral to the growth and development of many young children. As neighbors to the expanding facility on Caswell Avenue in Old North Knoxville, my partner and I remain excited to see the Boys and Girls Club facility improvements and program expansion and look forward to the investment being made in said property.

As a direct neighbor to the facility, I just want to make sure that the expansion plans are done in the most sensitive manner to the surrounding residential houses. We believe MPC can include requirements to soften the transition between this facility and the surrounding residences bordering the Boys & Girls Club on several sides and we kindly ask for consideration in this regard.

The March 12, 2015 MPC agenda Use on Review Report (<http://agenda.knoxmpc.org/agenda.pdf>) causes concern by stating "there are some houses still located in the immediate vicinity of the site, however, the predominant use in the immediate area are various types of commercial enterprises." On the contrary, there are actually residences bordering the Boys & Girls Club on Baxter Avenue, Silver Place and Irwin Street. In fact, Baxter Avenue is strongly residential on the side facing the Club property, including my residence. You see, the Club is essentially in my front yard with the current (to be demolished) Gene Monday Gym a mere 96 feet from my bedroom.

As most people know, a home is often a family's largest investment. I can say that about my home – it's my largest investment by far and something I take great pride in. So how can we make this a win-win for all? It's important to consider the needs of the Club but also foster a responsible and gentle transition to the neighboring residences facing Club entrances, buildings and detention pond.

Several Old North Knoxville neighbors met with Boys & Girls Club leadership in very early January to learn more about the project and also express some concerns about the plans. The areas of most interest discussed then, still include:

- **Light pollution:** The current facility includes eight VERY BRIGHT exterior lights. We would like to kindly request that the design team carefully consider the intensity, direction and type of lighting used on the property and affixed to the new structures. As it is now, our shades/curtains cannot black out the light being emitted into our home every night, all night.

- **Traffic control:** Baxter Avenue specifically is a double-line street; however, given the residential nature of the area, we hope that bus traffic for the Club will be carefully considered. As it is, the only parking available to the Baxter Avenue (and other streets) properties is on-street parking.
- **Detention pond location, maintenance, appearance and fencing:** The current plan doesn't seem to suggest any type of attractive (non-chain link) fencing or shrubbery/greenery surrounding the pond. We are concerned about not only the appearance of the feature, but also the safety of passersby and the potential attraction of mosquitos and/or rodents.
- **Loudspeaker volume:** From approximately 3pm-7pm during the week, neighboring residences can hear an incredibly loud speaker system announcing parent arrivals during child pick-up times. Attention to the location of the speakers, the system and volume of said system would be greatly appreciated.
- **Dumpster location, garbage retrieval times:** There is a problem at other commercial properties in our neighborhood with collection happening at 3am; as you can imagine, it's quite loud and, given the proximity of several residences to the dumpster(s) location, this is still an item in which we're keenly interested.

Our families thank you so very much for taking these concerns into consideration when determining the best path forward. Again, we remain excited about the new developments in our neighborhood and look forward to jointly figuring out how this can be a win-win for all involved.

With great thanks,

David B. Byrd

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This message was directed to commission@knoxmpc.org



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

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'Lauren Thompson Rider' via Commission <commission@knoxmpc.org>

Thu, Mar 12, 2015 at 10:19 AM

Reply-To: laurenellent@yahoo.com

To: commission@knoxmpc.org, jeff.welch@knoxtrans.org, David Byrd <davidbbyrd@gmail.com>

Cc: morris@dia-arch.org, faris@dia-arch.org, russwat@partnersinfo.com, lhurst@bgctnv.org, kmatheryly@partnersinfo.com, andie.ray@mindspring.com, Jeff Stanley <jephry@gmail.com>, David Byrd <davidbbyrd@gmail.com>

Dear MPC staff and Commissioners,

As a neighbor in ONK, I support the improvements at The Boys and Girls club. We are excited to see them improve their facility and services to the many children and families that depend on them. We all benefit from the impact they make on young children in our community. ONK neighbors have appreciated the opportunity to meet twice with reps from the Boys and Girls club about their impending plans for expansion.

I do want to echo the improvements noted by the neighbors with properties bordering the Boys and Girls Club. There are many residential homes on several sides of the Boys and Girls club. I think the best scenario is to consider lighting and screening needs that can make this the best development for all property owners surrounding. Requirements to buffer neighboring properties from light, noise and traffic will make this project a great stride forward for North Knoxville.

Thanks so much for your time and attention to this agenda item. And again, I'd like to echo my thanks to members of the Boys and Girls Club team for listening to our concerns and making this investment in North Knoxville.

Lauren Rider
Neighbor in Old North Knoxville
cell: 964-3905

On Wed, 3/11/15, David Byrd <davidbbyrd@gmail.com> wrote:

Subject: Boys & Girls Club Expansion - March 12, 2015 MPC Agenda Item

To: commission@knoxmpc.org, jeff.welch@knoxtrans.org

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