

Talking Points for MPC Meeting
On Bob's Trails, Trees, and Gardens
318 Layden Drive
Applicant: Robert Richards
MPC File # 3-G-17-UR
March 9, 2017

Current Zoning: R1

Proposed Use: Applicant's MPC Request is for Home Occupation (Business Use) at his residence. According to applicant, consulting business includes project management, grant administration, trail development, trail design and route flagging, and technical assistance.

Situation: The Lyons View Community Club (LVCC) is respectful of the applicant's desire and need to operate his consulting business from his home in the LV Community. If business use is approved and operated as described in his application, direct impacts to the LVC should be minimal. However, the biggest concerns of the LVCC, chartered in 1957, is the secondary impacts that oftentimes result from the initial encroachment of business into a neighborhood, even a Home Occupation/Business.

Reason's LVCC is opposed to the applicant's requested "Home Occupation Use" is we want to continue to protect, stabilize, and enhance the single family character of the neighborhood because:

- It's Historic...The LVC is a small and long standing predominately African-American Community that was established in the 1870's where housing was built for many families who worked in private homes and at Eastern State Hospital in the Bearden area along Kingston Pike and Lyons View Pike as butlers, maids, cooks, janitors, yard men, etc. Most other predominately African-American Communities in West Knoxville, especially Bearden area, such as the "Brickyard", "Slatey", and other communities along Sutherland Avenue where communities have disappeared due to encroachment and then oftentimes complete conversion to commercial development/non-residential uses! Basically, we don't want this historic and important neighborhood to be the next "victim" and disappear too!
- It's small & Fragile...Bordered primarily by Walden Street on the North side with office, industrial, and residential zoning present; Grandview Drive on the East Side with west Cliff Apts. in R-2 zone; Northshore Drive on the West Side with office, commercial, and R-2 zoning present; and lastly, Lyons View Pike on the South Side with R-2 zoning including formerly Brakebill Nursing Home...the Community is already "squeezed" on all four (4) sides by development. Community fought long and hard in the mid-90's to get the LVC rezoned from R-2 to R-1 to better protect it from development and maintain the pre-dominant single-family character of the neighborhood, and the community wants it to stay that way...single-family!
- The Community Cares...in recent Years, especially in the past 6-8 years, the community has come together via the LVCC to make improvements with a lot of initial focus on the LVC playground/center. For example, the Center has been enhanced improved, a new wood framed picnic pavilion was constructed with private donated funds and dedicated in memory of my father, William E. Davis Jr. Additionally, new playground equipment was installed to replace much of the equipment originally installed in the early 1960's when the playground first opened. Also, strong interest in in-field housing development.

Lastly, we ask your support as Commissioners to help us continue to stabilize and protect this "Gem" of a Community...our little Mayberry!!



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

[MPC Comment] March 9 MPC meeting: Agenda Item #54 (use on review)

1 message

English, Mary R <menglish@utk.edu>

Wed, Mar 8, 2017 at 9:57 PM

Reply-To: menglish@utk.edu

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Cc: "marylbrewster@yahoo.com" <marylbrewster@yahoo.com>, "Ron Davis Sr." <rddavis59@gmail.com>

Dear MPC Commissioners:

This letter concerns the application of Robert Richards for approval of home occupation use of the 318 Layden Drive property he bought last July. This property is in what's known as the Lyons View Community – not the community you'll see if you drive down Lyons View Pike, but the community that awaits when you turn off Lyons View onto Harley Drive. Now you're in the neighborhood. It consists of about 60 small, single-family homes ... some well-maintained, some less so. The community, which has been here more than a century, is historically African-American – the only one remaining in west Knoxville.

The Lyons View Community, which sits between Lyons View Pike, Kingston Pike, and Northshore Drive, has been nibbled at on all sides by office, commercial, and industrial development, with corresponding zoning changes. Despite achieving an upgrade from R-2 to R-1 zoning 20 years ago, the Lyons View Community continues to struggle to retain its cohesiveness and residential character.

Granting use-on-review approval of a home occupation in a residential district is seemingly innocuous, especially if the applicant honors the specified terms. But "home occupation" use of single-family residences can quickly evolve into a charade, especially in a neighborhood as vulnerable as the Lyons View Community. Approving such uses opens the door to more blatant non-residential uses and, inevitably, to zoning changes and a fractured community. The transition of the area in Bearden between Kingston Pike and Sutherland Ave. is a case in point.

For this reason, I oppose approval of the applicant's request. As I understand it, so do several other people who are part of the Lyons View Community, including Mary Brewster, president of the Lyons View Community Club and next-door neighbor of the applicant, as well as Ron Davis, a community leader who grew up in the neighborhood and maintains close ties with it.

That said, I wish Bob Richards well and welcome him to the neighborhood. I've lived here for 30 years, and it's a great place.

Mary English

*Mary R. English**810 Oak Grove Lane**Knoxville TN 37919*

3/9/2017

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This message was directed to commission@knoxmpc.org