

MEMBERSHIP INFORMATION

Dear Neighbors:

We are writing to invite you to join our neighborhood association, or to renew your membership for 2007 calendar year. We have enclosed an envelope for your convenience in returning your dues payment of \$35, and we welcome donations, which are tax deductible.

Walk anywhere in the neighborhood and you can see the delights of nature and the history that surrounds us. Centuries of human history have endowed our community with a rich sense of place, from the Cherokee mounds on the Boulevard to the Civil War artifacts that children still occasionally find.

The board of our Kingston Pike/Sequoyah Hills Association has worked diligently during the past year on these issues and other issues:

- Neighborhood Conservation Overlay
- Neighborhood Watch
- Traffic Calming
- Zoning Regulations
- Code Violations
- Annual Labor Day Picnic

As you can see, the Kingston/Pike Sequoyah Hills Association is active throughout the year in serving the interest of our community. We need you help; your membership and contribution will further the work of the association, and help protect and improve this wonderful community. Please send your \$35 today. Your canceled check is your receipt. Thank you for your support.

Interested in joining the Board or one of its committees? Please show your preference on attached form.

KINGSTON/PIKE SEQUOYAH HILLS ASSOCIATION BOARD

Name: _____

Address: _____

City _____ State _____ Zipcode _____

Phone _____ E-mail _____

Dues \$ _____ Tax Deductible Contribution \$ _____ Total \$ _____

Committee or Board area of interest? _____

Kingston Pike / Sequoyah Hills Association

P.O. Box 11762 • Knoxville, TN 37939

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KINGSTON PIKE / SEQUOYAH HILLS ASSOCIATION BOARD MEMBERS:

Raleigh Bacon, President, reneeandrleigh@bellsouth.net

Cliff Beach, Vice President, 50toes@comcast.net

Anne McIntyre, Secretary/Zoning, amcintyr@utk.edu

Beth Breazeale, Treasurer, bbreazeale@pyapc.com

Jim Bletner, Zoning, jbletner@utk.edu

Tom Midyett, Government Relations, tmidyett@aol.com

Nancy Bills, Overlay, nbills@bellsouth.net

Beth Schultheis, Newsletter, bcs4040@yahoo.com

Additional Information:
Tom Heffernan, Memorial Trees
Valerie Coleman, Picnic

All members can also be reached in writing at
• PO Box 11762, Knoxville, TN 37939 •

Dial 311 for all your city service needs.

SCENIC DRIVE NEIGHBORHOOD ACHIEVES 1ST CONSERVATION OVERLAY



Congratulations to the Scenic Drive Conservation Overlay area for being the first of the KPSHA area to gain approval. It is a major step toward preserving and protecting the character and charm of the neighborhood that we all love. It will promote responsible new construction within the bounds of those standards developed by residents and fine-tuned through numerous meetings. Adherence to consistent standards for new construction and the regulation of demolitions will allow the fabric of the neighborhood to be maintained while enhancing each of the individual buildings included in the district.

PET SAFETY ALERT

In the past three weeks, three Scenic Dr. area cats have been killed by loose dogs. Please keep your pets safe. Under the City leash law all animals must be visibly restrained when outside your property lines.



Kingston Pike Sequoyah Hills Association

P.O. Box 11762 • Knoxville, Tennessee 37939

April 2007



UT/CHEROKEE FARM

DEVELOPMENT PRESENTATION

AND KPSHA YEARLY UPDATE

KPSHA ANNUAL MEETING

Date: Thursday, April 26, 2007

Time: 7:00 PM

Place: Sequoyah Presbyterian Church

Speakers: Dr. David Millhorn, Executive VP of University System,

Tom Midyett, KPSHA Board Member, Raleigh Bacon, KPSHA President

The University of Tennessee has been in the process of developing a comprehensive plan for the UT/Cherokee Farms, the area directly across the river from Sequoyah Hills. This presentation will detail their current development plans.

Also on the agenda is officer elections. We at KPSHA rely on neighborhood involvement. If you could like to be considered for an officer or board position please contact Raleigh Bacon (reneeandrleigh@bellsouth.net) or Jim Bletner (jbletner@utk.edu) immediately.

We are also looking for a point person within each of the 17 individual neighborhoods to coordinate any localized issues. Email bcs4040@yahoo.com with your information, a sign up sheet will be available at the meeting.

Membership will be on hand to collect annual dues.

4301 KINGSTON PIKE TO REMAIN RESIDENTIAL

Your neighborhood associate, KPSHA was hard at work Tuesday, February 27th, at the City Council meeting. In January KPSHA member Anne McIntyre submitted an appeal of the MPC decision, with restrictions, to allow a beauty salon as a home business at 4301 Kingston Pike. The City Council agreed with concerned neighbors and voted 8 to 1 in favor of the appeal, NO SALON. We wish St. Toussaint and its owners well and hope they find the location they are looking for.

Jim Bletner, Ruthie Kuhlman and Ray Lacy made a compelling argument against allowing an owner operated business to encroach on one of the oldest purely residential sections of Kingston Pike. Montessori was persuasive in wanting new on site owners not renters and we hope the current owner takes that into account, spending the energy and money to make this house a desirable single family home.

The Forest Glen/KP/Stillwood neighborhood members were out in force. Not only at the meeting but in the weeks previous circulating petitions and writing letters/emails to City Council members stating their concern of the potential commercial creep inherent in this approval. Thanks to all for the active involvement in this matter. Hopefully we won't face a challenge like this again for a good long time.

We as a neighborhood need to be diligent in reviewing all potential zoning or use changes. Keep an eye out for those black MPC signs in yards where a change has been requested. Your voice and vote count. Don't depend on others, get involved and make a difference in maintaining the beauty and stability of a venerable old Knoxville neighborhood.

CAN YOU GUESS THIS NEIGHBORHOOD?

Downtown Knoxville neighborhoods had become crowded and choked with industrial pollution by the end of the 19th century. The industrial expansion following the Civil War had created wealth for some citizens who began to look to the cleaner, more spacious countryside to build homes commensurate to their wealth and station.

A group of businessmen and professionals built a clubhouse and golf course to the west in 1907 establishing a comfortable lifestyle which was further enhanced by the extension of the trolley line in 1913. Development along trolley lines prior the advent of automobiles tended to be linear in long rectangular blocks. So it was here. Although there were scattered houses, two schools, and a church at the turn of the century, most of the land was still undeveloped farmland. From 1915 –1940, this became an area attractive to Knoxville's elite for large and elaborate houses with sweeping lawns. The houses were built by prominent families who were significant for their contributions to the economic prosperity of the city of Knoxville.

Charles I. Barber was the dominant influence in the architectural styles and designed 15 of these houses. The designs were common to the Beaux Arts movement and the American Country House. Known as “period houses” (styles reflecting a particular time and place), they included a showcase of Tudor, Georgian, American Colonial, Fifteenth Century Italian, and French Provincial styles.

The area takes its name from an early resident, Revolutionary War Captain William Lyons. He purchased several hundred acres in 1809 and built a two- story log house near the entrance to what is now known as Lakeshore Park. His home was a social center, and he entertained President Andrew Jackson en route from Nashville to Washington. There was a high point on the property which held a commanding view of the Tennessee River and the Great Smoky Mountains to the south. It became a popular place for family outings and came to be known as “Lyons View.” Thus did Lyons View Pike come to be named.

Note: The original clubhouse for the Cherokee Country Club was demolished and rebuilt in 1928. It was designed by Baumann and Baumann. The daughters of Captain Lyons transferred 300 acres to the state of Tennessee in 1874 for the establishment of a “Hospital for the Insane”.

ZONING VARIANCES

In zoning, a variance is an administrative exception to zoning rules such as setbacks, lot coverage requirements or height restrictions. Under Knoxville's zoning ordinance, a variance is appropriate where special circumstances or conditions (such as exceptional narrowness, topography or siting) do not apply generally in the area and the strict enforcement of the zoning ordinance would result in an unnecessary hardship for the property owner. For Sequoyah Hills and the rest of the City, variance requests are heard by the Board of Zoning Appeals (BZA).*

As a part of its mission to protect the appearance of the neighborhood and the quality of life of its residents, KPSHA assesses variance requests and, where appropriate, may support or oppose the request before the BZA. As a part of this assessment, KPSHA is always eager to know the opinion of neighboring property owners and, at times, KPSHA has acted as a facilitator in helping neighbors work through their disagreement concerning a variance request. Although the BZA is a citizens' board that clearly struggles with a long and complicated monthly agenda, one of the BZA's virtues is its keen interest in whether a neighborhood association supports or opposes a request. Often, this support or opposition can be a deciding factor in whether the BZA approves or denies the request. In certain instances where KPSHA and neighboring property owners believe the BZA has incorrectly approved a variance, KPHSA has appealed to City Council to overturn the variance.

If you are contemplating a variance request or object to, or support, a variance requested by a neighbor, we encourage you to contact KPSHA. Often, if a dialogue can be started early, a positive result may be reached for all, including the neighborhood as a whole.

To facilitate early information KPSHA has an in house variance request form available. Please contact bcs4040@yahoo for a copy of the form.

* A classic example of an appropriate variance is a narrow lot, such as 50 feet, that is also a corner lot and therefore subject to two front yard setbacks of 25 feet each as well as a side and backyard setback. Without a variance from the setback requirements, even a small house could not be built on the lot and the owner would be effectively denied the use of the lot. Beyond examples such as this, however, the need for a variance can be difficult to determine.

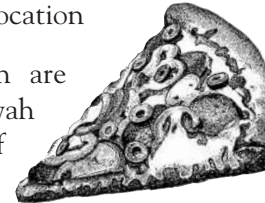
RESTORATION AWARD

Among the awards announced at the annual meeting of Knox Heritage was an award for restoration of 3128 Kingston Pike. Popularly known as the “Judge Taylor House”, it was built in 1900, extensively remodeled in 1929, and will be remembered by many when it was part of the campus of the Dulin Art Gallery. It was restored in 2005 by a new owner. Congratulations for a job well done!

SPOTLIGHT ON NEIGHBORHOOD BUSINESS

Lucia's to open in former Pisano's location

Aaron Cross and Stevina Chan are taking over Pisano's pizza in Sequoyah village with the gracious help of previous owner Taiya Walker. Taiya has stated her retirement plans include travel and spending more time with her family in California. Aaron has been a chef in Knoxville for over 8 years, he and Stevina want to see a promising food scene continue to develop in an atmosphere that is locally owned and provides good quality food. The former Executive Chef of Little Star Restaurant in Bearden and Former Pastry Chef of the Maple Grove Inn plan, in time, to also offer: Coffee, cakes and pastries, as well as take home meals that can be prepared at your own home.



“We hope that we can offer a cozy atmosphere for folks in the community to come and enjoy authentic Italian cooking.” Homemade pastas, antipasti, cheeses, to mention a few, but the possibilities are endless. “It will take the support of the community around us to ever hope to reach these goals and we look forward to meeting all the friends and families who live in and around Sequoyah Hills!”

Looking for a business rental?? Sequoyah Village business properties available to rent through Stephanie Page at RK properties, spage@rpkplc.com

CITY COUNCIL ADDRESSES DEFINITION OF FAMILY

Is there a house near you occupied by a group of loud college students? Help may be on the way now that City Council has amended the zoning ordinance to place tighter controls on unrelated persons living in the same dwelling. Knoxville's zoning ordinance now limits the number of unrelated persons who may share a dwelling in an R-1 zone to three, unless the persons can demonstrate that they are a "functional family", in which case the limit is raised to five unrelated persons. Unrelated persons will constitute a “functional family” if all of the following criteria are met: (1) the occupants share the entire dwelling unit (and not as separate "roomers" in a boarding house-type situation), (2) the household has "evidence of stability", and (3) adequate parking is demonstrated.

The ordinance is complicated and much hinges on whether "evidence of stability" can be demonstrated. Under the statute, "evidence of stability" could include: (a) some of the householders being extended family or minor dependent children, with any school age children enrolled in local schools, (b) expenses for food, rent or ownership costs, utilities and other household expenses are shared and there is sharing in the preparation, storage and consumption of food, (c) householders are not legally dependent on others not part of the household, (d) householders have the same address for purposes of voter registration, drivers licenses, motor vehicular registration, and filing of taxes, (e) there is common ownership of the dwelling unit or furnishings among the householders, (f) the householders are employed in the local area, and (g) the householders share a strong common bond or commitment (e.g. religious group or organization). The last factor appears to be vague enough to where any group might be found to have “evidence of stability”. Hopefully, some clarification is provided by a separate part of the ordinance which states that a "functional family does not include any society, club, fraternity, sorority, association, lodge, organization, groups of students, or other individuals where the common living arrangement or basis for the establishment of the household is temporary".

The ordinance provides for the determination of "functional family" status to be made annually by an official from the Knoxville Codes Department. The burden will rest upon the individuals claiming functional family status to submit information to the Codes Department to substantiate their claim. Keep in mind, however, that as with the rest of Knoxville's zoning laws, the new ordinance will only be as good as its enforcement. Given the limited resources of the Codes Department and the complexity of the statute, there is a likelihood that enforcement will be reactive versus proactive. In other words, we may have to be "squeaky wheels" in order for the statute to be enforced in our area. If there is a situation near you that you believe violates the ordinance, you may report it to the City Codes Department at 215-2999 or to a KPSHA Board Member. Householders who are sharing a dwelling in violation of the ordinance have until July 31, 2007 to come into compliance.

SPECIAL THANKS/ LABOR DAY PICNIC

After holding out for the morning rain to pass, we decided to paddle on. About 50 families and Mayor Ragsdale put on their rain gear and sat on the porch, listening to Dave Landeo play his ever sunny music. Due to the condition of the fields we did not play games this year, but we certainly wanted to thank Calvary Baptist Church volunteers and Pastor Tom Feithe for hanging with us all day. Again, we must thank Greg Penn at Foodsales East Tennessee for the barbecue and hot dogs; Kroger's Ms. Stiles for the buns and ice; and Bush for the beans. A little drizzle did not stop the children from making their necklaces, donning tattoos, or dancing to the music. A little drizzle will never stop a crowd from eating their barbeque. Who knew Jim Bletner could play the harmonica? That made it all worthwhile! Special thanks to Valerie Coleman and Family for once again chairing this worthwhile event.

