



Presents



Community Initiative  
Assessment  
Phase I

**"I Love Burlington! Where We Live, Work, Worship and Play"**

# **THE INTRODUCTION**

**"I Love Burlington! Where We Live, Work, Worship and Play"**

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The East Knoxville Burlington Community is a “Diamond in the Rough!” She is filled with a rich history, intrigue and an exciting future. It is amazing to see a community slowly but surely coming together with a united mission because “We Love the Burlington Community!”

C.O.N.N.E.C.T. Ministries with the support of the Atlantic Capital Community Advisory Board, saw an opportunity to replicate a similar project in Atlanta, Georgia, The Grove Park Initiative. Steps were taken to engage members of the Burlington Community to gather their input. This comprehensive report is the result of data collected through this initiative and events. It is a step by step account of what went into this feasibility study to determine if the timing is right for this type of community effort. The Feedback from those stakeholders in the East Knoxville Burlington Community was a resounding Yes! This report will detail those results.

For those of us who are an active part of this community, we have seen progress and set-backs over the years, however change is in sight. The possibilities are endless for this East Knoxville Community. We believe, Burlington will soon be a destination for those visiting our fair city. Collaboration with the City/County of Knoxville, local businesses, the Knoxville Zoo, the Muse, Chilhowee Park and Jacob Building; great eatery’s, the Pizza Palace, Chandlers, Lema’s World Famous Chitterlings, Tammy’s Fried Green Tomatoes, Wang’s and Thangs and The Lunch House to name a few, Burlington is ready for transformation, to no longer deemed an unsafe neighborhood filled with negative perceptions but a must visit destination!

The Burlington Business District is home to some of the oldest business in the State of Tennessee, Jarnigan and Son Mortuary holds that distinction. Petree’s Florist and Barnes Barber Shop are Burlington Icons as they are the oldest businesses that are still in existence and run by family members.

The residential neighborhoods show case quaint and cozy bungalows and craftsman’s houses and is home to the only horse race track in Knoxville, TN the historical “Speedway Circle.” The “Circle” as referred to by the residents, was the result of an African American Entrepreneur, Cal Johnson’s efforts to bring a sound economic base to the East Knoxville Community.

We have churches that are actively involved in this community; Greater Warner Tabernacle AME Zion Church, the oldest African American Church in Knoxville, Honey Rock Victorious Church, Word of Life, Fern Street Missionary Baptist Church and a host of other Churches in the Burlington Community willing and ready for changes that have been long overdue.

We present to you the results of a year’s activities and the findings the we hope will assist in moving forward in our collective efforts to see community collaboration, cooperation and to witness the changes that are taking place in the East Knoxville Burlington community.

# **THE INITIAL PLANNING PROCESS**

**"I Love Burlington! Where We Live, Work, Worship and Play"**

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June 13, 2017-The I Love Burlington Community Planning Committee

Location: God's Creative Enrichment Center

Minutes:

**Members Present:** Deborah Porter, Operation Hope; Denise Jackson-CONNECT, Keira Wyatt-CONNECT, Beverly Holland-Business Owner, Dasha Lundy-Burlington Resident Association President(BRA) and Cynthia Finch, (Community Business Owner). **Excused Absence:** Dan Brown Six District City Councilman(Nashville)

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We opened today's meeting with prayer and Scripture by Keira Wyatt who then explained to the purpose of the "founding" committee members and our purpose in regards to the I Love Burlington campaign. The purpose of this committee is to begin Phase I of the project- The objective is to gather information from the residents and business community to determine whether or not to move forward with the idea of revitalizing the area. Considerable work has been done in the Burlington Community from the City, Knox Heritage and the University of Tennessee in regards to the future of this community. We have the backing of Atlantic Capital Banks Community Advisory Board to do a market research project to determine the feasibility of rallying support around this project. This project will replicate the "Grove Park" project in Atlanta, GA. She explained each member had been selected because they were actively involved in the community and would bring a wealth of knowledge to the table in determining how to 1). Gather information in order to analyze the data and 2). Obtain community buy-in and support for the project.

Ms. Finch had concerns about why we were doing this. K. Wyatt explained that Burlington has been in ruins long enough and it is time to see what we can do to help investors get viable businesses in our community and improve the neighborhood and the negative perceptions. Ms. Finch then thought our tag line should include, "It's all about Burlington" coupled with "Where We Live, Worship, Work and Play." We all agreed. B. Holland expressed it was time to get started as she and her husband are heavily invested in the community. D. Lundy asked questions about how we were going to get the word out to people as she had poor support of the BRA meetings, how would we motivate the people. K. Wyatt said, prayer would be first and then we will put out flyers, use PSA etc. to get the word out. It was suggested that we have T-Shirts and Buttons and K. Wyatt said she would get those things ordered.

**"I Love Burlington! Where We Live, Work, Worship and Play"**

We discussed the actual luncheon and that we would use a panel format to get information to the public. K. Wyatt said she would have a strategic planning meeting with panelist to get input on how we should address the community residence and businesses. She provided a list of perspective panelist. K. Wyatt said additional information would be forth coming and she would keep the committee informed as progress is made via email, phone etc. Denise Jackson reiterated that we all had special gifts and talents that could be used specifically for this project and that this is to way to determine whether we need to move forward. We all agreed that it is time. We dismissed with prayer

Submitted by Keira A. Wyatt





## Agenda

June 21, 2017

Meeting Time 3:00 p.m.

Location: Greater Warner Tabernacle A.M.E. Zion Church

3800 Martin Luther King Jr. Knoxville, TN 37914

### Strategic Planning Meeting for the Panelist

Members of the Committee

Keira A. Wyatt/Dr. Denise Jackson-Community Organizers C.O.N.N.E.C.T. Ministries

Robert Baird-Knoxville Market Executive-Atlantic Capital Bank

Councilman Daniel T. Brown- 6<sup>th</sup> District Representative

Opening Prayer and Scripture-Keira Wyatt

New Business

Overview of the Purpose of the Luncheon

- To Present/ Gather Information/Analyze Data
  - Community Buy-In and Support

#### Panelist

Dr. Dasha Lundy-Representing the Burlington Residents/Knoxville Historic Zoning Commission

Ms. Terri Cade-Hill-/Ignite Solutions-Representing the Future Business

Mr. Albert Nelson-Representing CAC Home Improvement Programs

Mr. Jeff Olingly-Director of Marketing East Region, Atlantic Capital-Examples of Similar Projects-i.e. Grove Park-GA

Dr. Cleo Brooks-GWT A.M.E. Zion-The Role of the Church in the Community

Ms. Jan Evridge-Representing Home Federal Products and Services for Homes/Businesses

Mr. Major Geer Jr. Representing Regions Bank-Products and Services

T.C. Carter-Knoxville Area Urban League-Entrepreneurs/Small Business Opportunities and Loans

Ms. Morgan Burlingame-First Tennessee Bank-Products and Services

David Brace?-City of Knoxville-Representing City Programs and Contracts

Ms. Kim Trent (Hollie Cook)-Knoxville Heritage –The History of the Burlington Community and Current Progress

Open Discussion

Closing Prayer/Dismissal

**“I Love Burlington! Where We Live, Work, Worship and Play”**





June 21, 2017

Minutes: June 21, 2017-Panelist Strategic Planning Meeting:

Members Present: Denise Jackson(CONNECT), Keira Wyatt(CONNECT), Deborah Porter (Operation Hope), Robert Baird (Atlantic Capital), Jan Evridge

(Home Federal), Hollie Cook(Knox Heritage), T.C. Carter(KAUL), Albert Nelson(CAC); Dr. Cleo Brooks(Greater Warner Tabernacle AMEZ), David Wyatt Sr.(CONNECT); Ms. Morgan Burlingame and Kim Heyse (First Tennessee Bank).

We opened our meeting with prayer and scripture. K. Wyatt explained the purpose of the meeting and their role in the Kick-Off Campaign for the I love Burlington Project. We each introduced ourselves and our professional background. K. Wyatt then explained what we were trying to achieve, "Community Buy-In." We discussed ideas a group and decided the best approach was to each give a two to three-minute presentation about who we are in our professions and what good and a services we could provide. Albert Nelson gave a brief history about Burlington and the project that was derailed through politics and diverted into another community. However, he believed this is still a time to come together and get it done was his sentiments. He also recommended that we do a simple SWOT in the areas of concern:

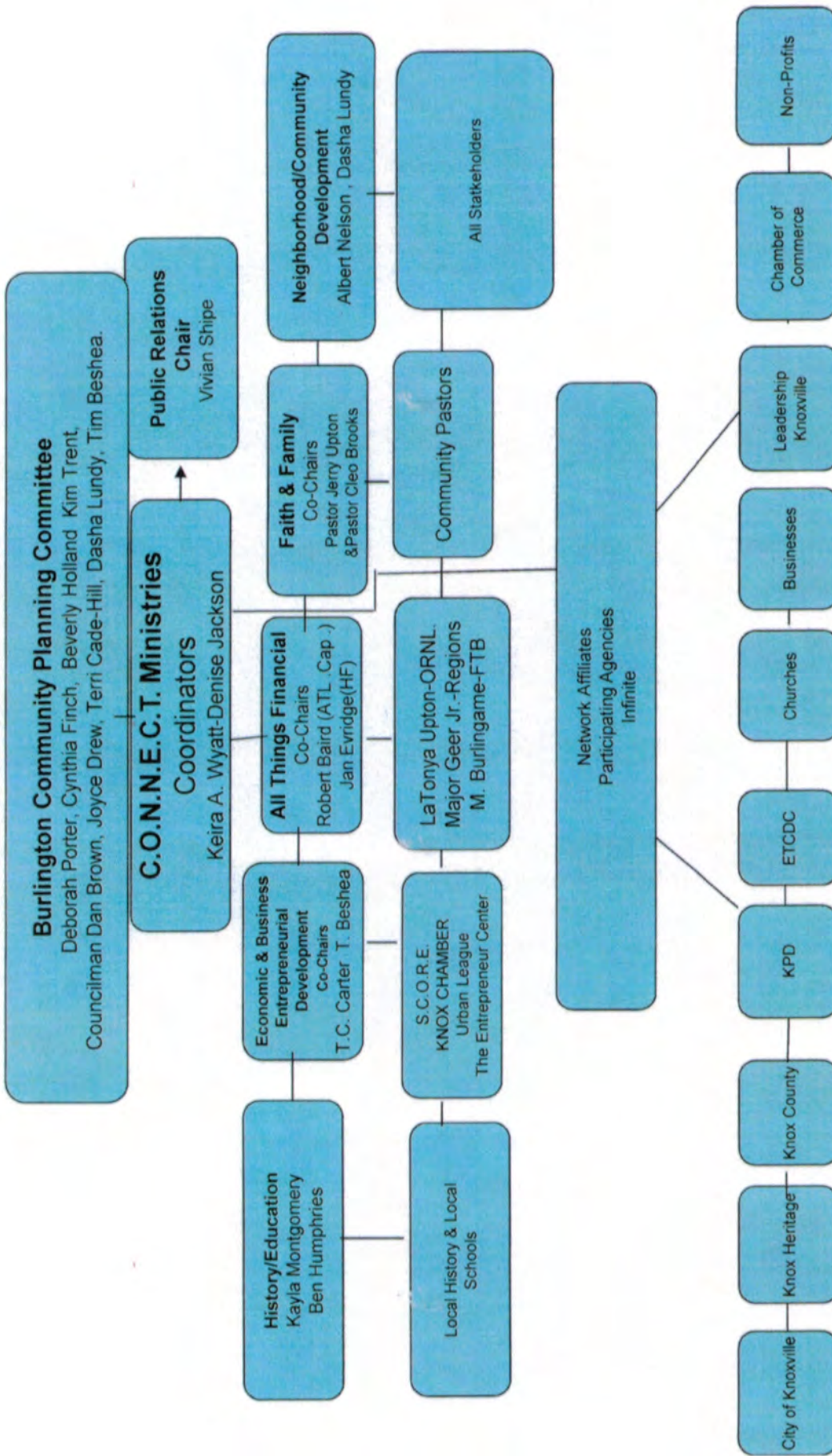
- Neighborhoods
- All Things Financial
- Faith, Family & Education
- Entrepreneurial Training, Business and Community Development

T.C. Carter recommended that from this group we continue our next steps with committees comprised of the people at the table. Everyone agreed. Hollie said her Director would more than likely serve as a panelist. We all agreed to bring information that would be relevant to the community and additional team members to support questions and/or concerns after the presentation. There will be a light lunch served and questions and answers after the program.

K. Wyatt and D. Jackson will compile and analyze collected data and present information at a future meeting. D. Jackson asked David Wyatt to dismiss us with prayer.

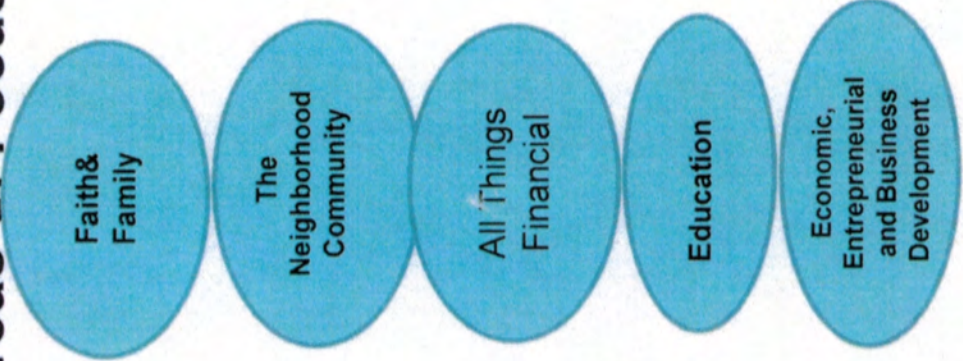
Submitted: Keira A. Wyatt

# I ❤️ BURLINGTON





# Areas of Focus



“And What does the Lord Requires of us? To do Justly, To Love Mercy and To Walk Humbly With Our God.” Micah 6:8

“We must do the right thing because it is the right thing to do.”







You Are Cordially Invited

to the

### "I Love Burlington" Kick-Off

Come As We Share Ideas and Gather Information

**THURSDAY, JUNE 29<sup>TH</sup>**

**11:00 AM TO 1:00 PM**

LOCATION: GREATER WARNER TABERNACLE A.M.E. ZION CHURCH

3800 MARTIN LUTHER KING JR. AVENUE

KNOXVILLE, TN 37914

"IT'S ALL ABOUT BURLINGTON! WHERE WE LIVE, WORK, WORSHIP AND PLAY"  
A LIGHT LUNCH WILL BE SERVED-CALL 865-851-8005 IF YOU PLAN TO ATTEND!

SAVE THIS DATE: June 29, 2017

### Participating Neighbors



Home Health & Hospice

Atlantic Capital  
*Bank in the right direction*



D.F.J. Consultants

Ignite



Solutions



**Burlington Residents Association**



Agenda

November 8, 2017

I Love Burlington Organizational Meeting

Facilitator-K. Wyatt

Opening Prayer-K. Wyatt

Purpose-Co-Chairs-T.C. Carter/Tim Beshea

New Business- Date for the

- Burlington Developers Roadshow

(Do we move forward with November 16<sup>th</sup>?)

- Business District Organization

Suggested Names

Burlington District Business Alliance

Burlington Historic Business District Association

Burlington Business District Association

Burlington Historic District Business Association

Your Suggestions \_\_\_\_\_

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Selection of Officers?

Q&A/Dismiss



# **THE LAUNCH**

**THE VOICES FROM THE COMMUNITY  
BUSINESS, CHURCHES AND RESIDENTS  
SPEAK!**

**"I Love Burlington! Where We Live, Work, Worship and Play"**



*You are Cordially Invited  
to the  
"I love Burlington" Kick-Off Luncheon  
Come As We Share and Gather  
Information*

THURSDAY, JUNE 29th

**11:30 AM TO 1:00 PM**

LOCATION:

GREATER WARNER TABERNACLE A.M.E. ZION CHURCH  
3800 Martin Luther King Jr. Avenue  
Knoxville, TN 37914



## **Monday June 26, 2017**

Covering Businesses on Magnolia, Asheville Hwy., Holston Drive- on MLK Beginning at Castle

### **Team 1-Mr. O'Hara James-Business**

Jalen Jones

Keziah Wyatt

Calaia Battle

Covering Residential-Beginning on Oakland, Lilac, Shields, Speedway Circle, Fern Street, Ivy, Catalpa, Skyline & Lansing

### **Team 2- Mr. Eddie Johnson-Residential**

Team Members: Darius Hunt?

Dee'Aton Jones

Marcia Wyatt

Devin Brooks

Lauren Brooks

## **Thursday June 29, 2017 -Set-up Church**

Thursday: Mr. Maurice/Ms. Taloni at CONNECT

Team 1 & Team 2

We will meet at Greater Warner @ 9:00 A.M.

- Responsible for Sign-In-Kezia, Calaia and Lauren-Mr. O'Hara
- Responsible for Assisting in the Kitchen and Others- -Mr. Johnson Jalen, Dee'Aton, Marcia and Devin





YOUR HANDS-ON COMMUNITY NETWORKING  
RESOURCE CENTER  
865.851.8005

2340







**C.O.N.N.E.C.T.**

*Community Resource Specialists*

*"It's Your Community, Own It!"*


Phone 865-851-8005/865-851-8011

**Ministries**

*2340 Magnolia Avenue*

*Knoxville, TN 37917*

[www.connectministries.net](http://www.connectministries.net)

"I Love  Burlington" Initiative-  
June 29<sup>th</sup>

Agenda for June 29<sup>th</sup> 2017

Facilitator-Keira Wyatt

Blessing of the Food-Dr. Cleo Brook/Lunch-11:30 a.m.

Opening Prayer-Dr. Cleo Brooks

East Knoxville Welcome-Dan Brown

Occasion and Introduction of the Panelist

Panelist Presentations

Break-Out Into Small Groups for Information Gathering & Q&A

Closing Comments-Jeff Olingly and Keira Wyatt

Closing Prayer and Dismissal-Dr. Cleo Brooks

**Planning Committee Members**

**Keira A. Wyatt**-Executive Director C.O.N.N.E.C.T. Ministries

6<sup>th</sup> District Councilman Daniel T. Brown

Dr. Dasha Lundy-Burlington Resident Association President

Ms. Cynthia Finch-Business Owner and Resident

Mrs. Beverly Holland-Business Owner and Resident

Dr. Denise Jackson-Project Analyst



Keira Wyatt Executive Director of C.O.N.N.E.C.T. Ministries

# A Phoenix Rising: The Rebirth of Burlington

By Vivian Underwood-Shipe

KNOXVILLE, TN — The Burlington area of Knoxville Tennessee has long lay forgotten as the city has grown all around it. While right down the street the downtown and UT areas have seen massive growth, one of the oldest and most historic districts has languished. Within the boundaries of Burlington sits

nacle AME Zion Church, part of the Underground Railroad and Speedway Circle where Knoxville's first Black Millionaire, Cal Johnson used to race horses.

Now, after decades of dormancy, there is a collaboration of banks, businesses, homeowners, churches, and civic leaders, all decided to the rebuilding of Burlington.

Keira Wyatt, Director of C.O.N.N.E.C.T Ministries

mitted time, resources, and skills to bring the business district back to life and to provide finances, training, home and business loans and jobs to the community.

The launch of the I LOVE BURLINGTON project was held at Greater Warner. The first phase of development will begin with the block beginning with Smokey Mountain Hospice and end with Honey Rock Church



I-R, Kezia and Marcia Wyatt, part of the youth movement to revive Burlington.





Name \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Check you Talents: Administration  Craftsman  Construction

Arts and Crafts  Fund Raising  Landscaping  Painting

Home Remodeling  HVAC  Plumbing  Sheet Rock

Electrical  Laborer  General Volunteer  Other \_\_\_\_\_









# Community Initiative

Comprehensive Report

C.O.N.N.E.C.T. MINISTRIES-Community Organizers

Submitted by

Keira Wyatt

Executive Director

**"I Love Burlington! Where We Live, Work, Worship and Play"**



The East Knoxville Historic  
"I ❤️ Burlington" Community  
Restorative Initiative



*"Where We Live, Work, Worship and Play! It's Our Community We Own It."*



# June 29<sup>th</sup> Kick Off Meeting

## ▀ Total in Attendance 127

- ▀ Black Males-46
- ▀ White Males-15
- ▀ Black Females-52
- ▀ White Females-14

## ▀ Gifts and Talents Selected

- ▀ Administration\_19\_
- ▀ Arts and Crafts\_4\_
- ▀ Laborer\_7\_
- ▀ Craftsman\_7\_
- ▀ Construction\_8\_
- ▀ Volunteer\_15\_
- ▀ Business Mentoring\_2\_
- Painting\_7\_
- HomeRemodeling\_7\_
- Sheet Rock\_2\_
- Fund Raising\_15\_
- Landscapping\_3\_
- Electrical\_2\_
- Musician\_2\_



# The Community Assets

## # 1 It's Citizens: Long-Term Residents

- Historical Greater Warner Tabernacle A.M.E. Zion Church- Oldest African American Church in Knoxville-Established in 1845
- Historical Speedway Circle- The East Tennessee Historic Race Track and Mansion Established by Cal (Caledonia or Calvin) Fackler Johnson-African American Entrepreneur/Businessman
- Long Term Businesses and New Developers to Enhance The Shops and Businesses in the Burlington Community
- The Knoxville Zoo
- The Jacob's Building
- Chilhowee Park
- The Pizza Palace- World Renowned Pizzeria/Italian Deli
- Historic Magnolia Avenue
- 4 Schools
- 18 Churches
- Historic Holston Hills
- Easy Access to Interstates 40 and 75
- Community Flee Market
- Great Soul Food & BBQ





# Community Challenges

- ▶ Low to Moderate Income Families
- ▶ Industry Relocation/Economic Decline
- ▶ Nuclear Family Structure
- ▶ No Replacement Businesses for Needs of Local Consumers
- ▶ High Unemployment or Underemployment
- ▶ Public Safety
- ▶ Transportation to Better Paying Jobs
- ▶ No Equal Access to Education and Training Opportunities
- ▶ Declining Economic Tax Base
- ▶ Under Representation on Issues Concerning Residents
- ▶ Cultural Diversity
- ▶ Under Representation of Professional Services i.e. Attorney's, Physicians, Health Care, Accounting Services; Office Space; Affordable Eat-in-Restaurants.



# East Knoxville Burlington Community Snap Shot





Currently the estimated population in zip code 37914 in 2015 was 20,382; houses and condos: 9,626; renter-occupied apartments: 3,088% of renters 38%/State (34%). This area represents 27.32% of Knoxville City's population.

- White population-11,062
- Black population-7,622
- American Indian population-56
- Asian population-89
- Native Hawaiian and Other Pacific Islander population-3
- Some other race population-36
- Two or more races population-395
- Hispanic or Latino population-400
- Read more: [www.city-data.com/zips/37914](http://www.city-data.com/zips/37914)
- Median household income: \$41,793
- Median house or condo value: \$92,222
- Median contract rent: \$627
- Unemployment: 5.35%
- Residents below the poverty level: 10.8%
- Median resident age: 45.1
- Read more: <http://www.city-data.com/income/income-Knoxville-Tennessee.html#ixzz4hux97F8e>



## Business Owners

(May not be all businesses and owners)

- Charles and Beverly Holland-Developers/Daycare and other buildings
- Terry Cade Hill-Developer
- The Barnes Family-Barber Shop
- André Allen-André of Dynasty
- Tim and Yvonne Beshea-Unchained Bail Bondsman
- Ashley Slay-Beauty Salon
- Sean Thompson-Wangs and Thangs
- Willie Slater-Burlington Fish Market
- Kenyatta McDowell and Fred Downs The Elks
- State Burners Motor Cycle Club-Joc Prysock
- Robert Bennett- Lema's World Famous Chitterlings
- Tammy McBeth-Tammy's Fried Green Tomatoes
- Jimmy Mullins, Manager - Sav-A-Lot
- Jervis Brown-Video Studio and Technology Center-
- City of Knoxville Fire Station #6-City of Knoxville
- Burlington Residence Association-Dasha Lundy
- Smoky Mt Hospice-Cynthia Finch-Manager
- Lee' Insurance
- Crutcher Memorial Youth Center-Mae Blanche Moore



# Churches in the Community

- Payne Avenue Baptist Church
- Honey Rock Victorious Church
- Community Evangelistic Church
- Emanuel Presbyterian Church
- Greater Warner Tabernacle AMEZ
- Fern Street Baptist Church
- Eastminster Presbyterian Church
- Macedonia UM Church
- McDonald Road Church of Christ
- True House of Prayer
- Trinity Seven Day Adventist
- Chilhowee Hills Baptist Church
- Fosters Chapel Baptist Church
- Word of Life Church
- Christ Temple
- Canaan Baptist Church
- Claiborne Temple A.M.E. Church
- Bethel A.M.E. Church



# Community Engagement

- ▶ Adopt the Block-Churches and Businesses Working Together to Engage Residents and Meet Reasonable Needs of Our Neighbors.
- ▶ Community Monthly Sunday Evening Worship Services Rotated Between the Churches
- ▶ Community Planning Sessions
- ▶ Community Clean-up
- ▶ Community Fund Raising Events to Beautify Our Neighborhoods and Minor Home Repairs
- ▶ Neighborhood Participation in Neighborhood Association
- ▶ Actively Engage With our Children in School Activities, Volunteer to Serve



# The Businesses of Burlington





# Burlington Businesses (New and Existing) Concerns

- Community Buy-IN/Support of Businesses in the Community
- Matching or Start-Up Grants to Assist Small Business and Residents
- Sustainable Businesses to include Franchise(s)
- Beautification!
- Home Improvement
- Youth Jobs and Opportunities
- Viable Business
- Low Interest Loans-Financial Institutions
- New Business Start-Up Step by Step Planning and Professional Entrepreneurial/Mentoring Support Services
- City/County Support, Including Start-Up Tax Incentives/Rental Assistance (Minimum 5 Years)
- Economic Growth and Development
- Safety!
- Public Perception



# Neighborhoods S.W.O.T.

## Burlington Residents Concerns

### Strengths

- ❖ Families
- ❖ Long Term Residents
- ❖ Home Owners/Craftsman Homes
- ❖ Historical Neighborhood
- ❖ The Zoo, Chilhowee Park, Muse,
- ❖ Convenience
- ❖ Diversity
- ❖ Public Transportation
- ❖ Interstate-Convenience

### Weakness

- ❖ Abandon Houses
- ❖ Drugs/Crime
- ❖ Public Safety/Lighting
- ❖ Lack of Professional Services-i.e. Dr./Dentist office.
- ❖ Have to go to other communities to get goods, services and products-very inconvenient.
- ❖ Jobs/Employment

### Opportunities

- ❖ Beautification
- ❖ Become a Destination
- ❖ Homeownership
- ❖ Neighborhood Watch
- ❖ Focus on Our Youth
- ❖ New Businesses
- ❖ Employment
- ❖ Art and Entertainment

### Threats

- ❖ Gentrification(Undervaluing neighborhoods to move current residents out attracting investors to buy properties at lower prices that is no longer affordable for current residents or low-income individuals.
- ❖ Public Perception



# Faith, Family & Education S.W.O.T.

## Burlington Residents Concerns

### Strengths

- ❖ Church Saturation
- ❖ Strong Families
- ❖ 18 Identified Churches in Burlington
- ❖ Neighborhood Schools/Churches are Convenient
- ❖ Historical Neighborhood
- ❖ Convenient Schools

### Weakness

- ❖ Lack of Community Support for Youth Drugs/Crime
- ❖ Non-Residential Teachers
- ❖ Lack of Youth Activities After Schools.
- ❖ Lack of Unity With the Churches
- ❖ Lack of Funding for Educational Improvements
- ❖ Educational Disparities/Curriculum/Test Readiness
- ❖ Lack of Influence in the Community from both Churches and Schools
- ❖ Lack of Family/Individual Wholesome Activities/Entertainment.

### Opportunities

- ❖ Support our Youth
- ❖ Relationships Between Pastors
- ❖ Fellowship with Other Churches
- ❖ Evangelism/Outreach
- ❖ Community Involvement
- ❖ Keep Our Children in the Neighborhoods, not Busing them Out of the Community
- ❖ Churches Adopt Schools and Sponsor Events, i.e. field day, a meal for athletes, trip, academic scholarships etc.
- ❖ Cooperation Between School to Improve Outcomes
- ❖ Family Entertainment and Activities!

### Threats

- ❖ Racial and Denominational Separation
- ❖ Public Perception
- ❖ Busing Children Miles out of the Neighborhood
- ❖ Rezoning
- ❖ Paying City and County Taxes not reaping the Educational Benefits



# Economic, Entrepreneurial and Business Development S.W.O.T.

## Strengths

- ❖ Motivated New Business Owners
- ❖ Long Term Residents
- ❖ Home Owners
- ❖ Historical Neighborhood
- ❖ Craftsman Homes
- ❖ Convenience

## Weakness

- ❖ Financial Backing
- ❖ Credit Scores
- ❖ Lack of Business Experience
- ❖ Lack of Professional Services-i.e. Dr./Dentist office.
- ❖ Neighborhood Support
- ❖ Neighborhood not Clearly Designated; No Signage to Say You Have Entered the Burlington Community-No Marketing Plan

## Opportunities

- ❖ Training and Mentoring by Professionals
- ❖ Attract New Businesses
- ❖ Employment
- ❖ Community Involvement

## Threats

- ❖ No Business Experiences
- ❖ Public Perception



# All Things Financial S.W.O.T.

## Burlington Residents Concerns

### Strengths

- ❖ Neighborhood Financial Institutions
- ❖ Long Term Residents
- ❖ Home Owners
- ❖ Historical Neighborhood
- ❖ Working Class Families
- ❖ Convenient Banking

### Weakness

- ❖ Low Credit Scores
- ❖ Abandon Buildings
- ❖ Start-Up Capital to Opening Businesses
- ❖ Lack of Professional Services-i.e. Dr./Dentist office.
- ❖ Have to go to other communities to get goods, services and products-very inconvenient.
- ❖ Lack of Job Opportunities/Living Wages

### Opportunities

- ❖ Obtain Small Business Loans & Grants
- ❖ To Attract New Businesses
- ❖ Employment
- ❖ Improve Credit Scores by Local Programs Offered by Financial Institutions
- ❖ Partner with the Zoo, Chilhowee Park, Muse, TN Valley Fair, Trade Shows; and Special Events to

### Threats

- ❖ Predatory Lenders and Pawn Shops individuals.
- ❖ Low Credit Scores
- ❖ Public Perception
- ❖ Expendable Cash is Spent in Other Communities



# **FAITH AND FAMILY**

**"I Love Burlington! Where We Live, Work, Worship and Play"**





The Burlington Pastor's Luncheon was held on Friday September 22, 2017 at Greater Warner Tabernacle A.M.E. Zion Fellowship Hall. Members of the I Love Burlington Steering Committee and Clergy who participated were as follows:

- Mrs. Deborah Porter- Presided
- Ms. Cynthia Finch-Welcome
- Mrs. Keira Wyatt-Occasion
- Dr. Cleo Brooks-Co-Chair Faith and Family/Presenter
- Rev. Jerry Upton-Co-Chair Faith and Family/Presenter
- Bishop Kevin Perry-City Manager of the Save Our Sons Initiative/Presenter

The Purpose of this luncheon was to fellowship, break bread and begin a dialogue with Leaders of the Faith Community to begin to identify and address the problems that plague our community. How do we unify the Body of Christ to impact the community in a positive way?

Pastors Only were asked to complete a Survey-19 Churches were represented from the East Knoxville/Burlington Community. There were 36 in attendance. There was a resource assessment done on the survey to determine the resources available in the local Churches. The results are as follows:

**Question 1-List Current Ministries operating in your church.**

Answer: \*See attachment

**Question 2- Would you like your Church and Congregation to engage in more joint fellowship community and evangelism efforts with other Churches?**

**Yes 17 No 0 No Comment 2**

**Question 3 – Do you feel there is a need to actively seek women, men, youth and children outside the wall of our Churches for the Kingdom of God?**

**Yes 18 No 0 No Comment -1**

**Question 4- What are the Problems that Plague our Community**

- Un Employment
- Lack of Businesses
- Community/Economic Development
- Lack of Political Involvement
- Drug Abuse
- Homelessness

- Violence
- Health Disparities
- Crime
- Out of Order
- Division within the Pastoral Leadership
- Lack of knowledge of Educational Services
- No hope with our young males
- Local Government Slow to Respond to Community Needs
- Government Promises not kept
- Division/Isolation between the Churches
- Education Inequalities
- Lack of Affordable Housing
- Lack of Skilled Workforce
- Lack of Trust in Leadership
- Lack of Safety
- Sub-standard Housing/Neglected Homes and Businesses
- Apathy
- Mass Incarcerations of Young Males in our Community
- Under or Miseducation of our Youth and Children
- Poverty
- Prostitution

**Question 5. Would you be willing to solve these problems together?**

**Yes 16 No 0 No comment 3**

**Questions 6- How do we make ourselves, churches and our communities better and solve our community problems?**

- Trusting Each Other
- Knocking on Doors
- Lend-a-Helping Hand
- Prayer/Prayer Focus
- More Involvement from the Churches
- Unity between the Churches and members of the Community
- Strategic Planning
- Become Churches without Walls
- Build Relationships in the Community
- Focus on Meeting the Spiritual and Physical Needs of the People
- Advocate oneness towards our members
- Support Events and Activities that take place in our community
- Adopt our Neighborhood Schools
- Working Together as One Unit
- Break-down the Walls of Competition
- Support Each Other to Build Trust Among Clergy and Church Body



- Seek First the Kingdom of God and His Righteousness and These Things Shall Be Added
- Working Together with a Kingdom Agenda as Kingdom People We Can Progress, However We Must Work Through the "Process"
- Effective Leadership

**Question 7. Do you have a website?**

**Yes 11 No 7 No Comment 2**

---



Elder Joe Maddox (New Hope Baptist Church)



L-R Rev. Dr. Cleo Brooks (Faith and Family Co-Chair) Bishop Kevin Perry (City of Knoxville Save Our Sons Manager) Mrs. Deborah Porter, (I Love Burlington Steering Committee Facilitator)





*Rev. Jerry Upton, (Co-Chair Faith and Family), Senior Pastor -Honey Rock Victorious Church*

Shares the Vision to Members of the Clergy and the importance of Unifying the Body of Christ in this effort.



Pastors and Community Clergy gather for the "I Love Burlington" Pastors Luncheon to begin the process of Healing the Community with the Leadership of the Clergy!

Pastors and Clergy





Registration-Luncheon Sponsored by C.O.N.N.E.C.T. Ministries



For More Information, Contact

Keira A. Wyatt

[keirawyatt@comcast.net](mailto:keirawyatt@comcast.net)

[www.connectministries.net](http://www.connectministries.net)

**C.O.N.N.E.C.T. Ministries**

**2340 Magnolia Avenue**

**Knoxville, TN 37917**

**Phone:865-851-8005**



Church Name	Senior Pastor	Email	Primary Phone	Secondary Phone
Secondary Contact	Position	Email	Primary Phone	Secondary Phone

**We Need Your Feedback! Please answer the following questions to help us meet community needs!**

**1). What Ministries are you currently operating that serve your congregations and/or community?**

- Please check all that apply?** Family Programs  Senior Programs  Sports Programs   
 Community Outreach  Prison Ministries Medical Care  Child Care  Prayer Focus   
 Mentoring Programs  After School Programs  Core of Volunteers  Bible Study   
 Drug and Alcohol (AA Etc.)  Food and/or Clothing Pantries  Community Partnerships   
 Missions  Christian Counseling  Active Youth and Children's Programs   
 Continuing Education  Employment and Skills Training  Social Services (rental /utilities)   
 School Partnerships  Christian Non-Profit Partnerships  Physical Fitness Programs

Please List Others:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**2). Would you like your Church and Congregation to Engage in more Joint Fellowship, Community Outreach and Evangelism Efforts with other Churches?**

Yes  No  Comment \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**3). Do you feel there is need to actively seek women, men, youth and children outside the walls of our Churches for the Kingdom of God? Yes  No  Why or Why Not? >>over**

\_\_\_\_\_



4). What are the Problems that Plague our Community?

5). Would you be willing to solve them together? Yes  No  Feel Free to Comment:

6). How do we make Ourselves, our Churches and our Communities better and solve our community problems?

Thank you Kindly for Your Feed Back All Personal Responses Will Remain Confidential!

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Name of Church	Pastor & Contract Persons	Ministries	Emails	Website	Phone Number
Canaan Baptist Church	Rev. A. Gene Thomas Jr.	Community Outreach	<a href="mailto:genethomas3@yahoo.com">genethomas3@yahoo.com</a>		865-237-6512
		After School Program			
		Core of Volunteers			
		Bible Study			
		Active Youth and Children			
Community Evangelistic Church	Rev. Reginald Strong	Family Programs	<a href="mailto:rstrong@comcast.net">rstrong@comcast.net</a>	<a href="http://www.cccchurch.org">www.cccchurch.org</a>	865-525-1589
		Senior Programs			
		Community Outreach			
		Prayer Focus			
		Bible Study			
		Food & Clothing Pantry			
		Missions			
		Christian Counseling			
		Physical Fitness Programs			
		Singles			
		Married Couples Ministry			
		Community Outreach		<a href="http://www.dmwc@kingdom.com">www.dmwc@kingdom.com</a>	

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Deliverance Ministries	Overseer/Pastor Veronica Simpson		<a href="mailto:veronicasimpson59@yahoo.com">veronicasimpson59@yahoo.com</a>		423-273-4409
		Bible Study			
		Christian Counseling			
		Bible Study			
Fern Street Baptist Church	Rev. Gregory Sawyer				865-525-1980 865-438-8139
		Missions			
First A.M.E. Zion Church	Rev. Michael McNair	Community Outreach	<a href="mailto:revmjmcnair@yahoo.com">revmjmcnair@yahoo.com</a>		865-637-6250
		Prayer Focus			
		Community Partnerships			
		Missions			
Greater Warner Tabernacle A.M.E. Zion church	Rev. Dr. Cleo Brooks Jr.	Community Prayer	<a href="mailto:ckbrooks655@att.net">ckbrooks655@att.net</a>		910-975-3114
		Noonday Bible Study	<a href="mailto:shirleykincaid@bellsouth.net">shirleykincaid@bellsouth.net</a>		865-970-9163
	Ms. Cynthia J. Finch	Wednesday Bible Study	<a href="mailto:cfinch@gmail.com">cfinch@gmail.com</a>		865-254-4793
		Food & Clothing Pantry			
		Free Medical Clinic			
		Community Partnerships			
		AA			
Honey Rock Victorious Church	Rev. Jerry Upton	Family Programs	<a href="mailto:cmcjerry@hotmail.com">cmcjerry@hotmail.com</a>	<a href="http://www.honeyrockchurch.org">www.honeyrockchurch.org</a>	865-865-705-6803

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	Minister Todd Kincaid	Senior Program		865-541-6111
	Pastor Ron Butler	Community Outreach		
	Pastor Harold Smith	Prison Ministries		
		Prayer Ministries		
		Mentoring		
		Bible Study		
		AA/Drug		
		Community Partnerships		
		Missions Local and International		
		Youth and Children		
		Physical Fitness		
		Christian Counseling		
Hope Fellowship	Rev. Dominique Lee	Community Outreach	<a href="mailto:dominique@hopefellowshipknox.com">dominique@hopefellowshipknox.com</a>	865-300-6782
	Dametras Jagers	Food/Clothing Pantry	<a href="mailto:djagger1@icloud.com">djagger1@icloud.com</a>	865-964-3798
		Continuing Education	<a href="mailto:DJagers@johnsonu.edu">DJagers@johnsonu.edu</a>	
		School Partnerships		
Mt. Calvary Baptist Church	Rev. Leroy Franklin	Family Programs		865-524-5912
	Minister Paul McCloud-Christian Education	Senior Day/Alzheimer's Programs	<a href="http://www.Mtcalvaryknox.com">www.Mtcalvaryknox.com</a>	865-524-5471
		Community Outreach		865-585-2064
		Howard Circle of Friend		
		Core of Volunteers	<a href="mailto:mt.calavaryed@comcast.net">mt.calavaryed@comcast.net</a>	
		Bible Study		
		Community Partnerships		

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New Hope Missionary Baptist Church	Elder Joe Maddox	Community Outreach	joemaddox@comcast.net cdannvjohanson@gmail.com	<a href="http://www.nhmbc.org">www.nhmbc.org</a>	865-599-3186 423-612-1487
	C Danny Johnson Associate Minister	Prayer Focus			
		Bible Study			
		Drug/AA Program			
		Missions			
		Active Youth and Children			
		Physical Fitness			
Payne Avenue Baptist Church	Rev. Richard S. Brown	Family Program	pastorpa1@bellouth.net	<a href="http://www.payneave.com">www.payneave.com</a>	865-705-9449 865-524-7234
		Community Outreach			
		Prayer Focus			
		Community Partnerships			
		Prayer Focus			
		Christian Counseling			
		Continuing Education			
		Employment and Skills Training			
		Social Services Assistance			
		School Partnerships			
St. Luke's Episcopal Church	Rev. Bo Townsend	Community Outreach	botownsend56@gmail.com	<a href="http://www.saintslukes.dioet.org">www.saintslukes.dioet.org</a>	512-419-8090
	Dr. Jerry Askew- Deacon	Prayer	iaskew@bettermonprofits.org		865-368-3366 865-313-2077

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**COMMUNITY FOLLOW-UP  
MEETINGS  
KEEPING OUR COMMUNITY  
INVOLVED IN THE PROCESS!**



# COME GET CONNECTED!

Please Join Us for the

## **I Love Burlington Monthly Community Meeting**

When: 3<sup>rd</sup> Friday of Each Month

Where: Honey Rock Victorious Church 4113 Holston Drive

Time: 11:30 a.m.

For More Information: 865-851-8005

Refreshments Served





Agenda for July 14, 2017

Honey Rock Victorious Church

11:30 a.m. Meeting

Follow-Up of June 29, 2017

Opening Prayer and Scripture-Pastor Jerry Upton

Keira A. Wyatt the Role of C.O.N.N.E.C.T. Ministries

Review of the Data Collected

Presentation

Questions & Answers

Present and Go Over the Flow Chart

Set Time and Date for the Next Meeting

Dismissal with Prayer

**"I Love Burlington! Where We Live, Work, Worship and Play"**



HONEY ROCK VICTORIOUS CHURCH

FOLLOW-UP MEETING

Minutes

July 14, 2017

Follow-Up Meeting-Various Committee Members Present: Terri Cade-Hill; Beverly and Charles Holland, Mary Henderson, Albert Nelson, Pastor Jerry Upton, Jan Evridge, Major Greer Jr.; Deborah Porter (28 additional guest).

Our meeting was opened with Prayer and Scripture from Pastor Jerry Upton. We opened the meeting with an ice breaker. We divided the room in four groups:

- Gave each group was given a cash register drawer of money
- Money was distributed through-out the group
- Groups exchanged money for goods and services
- Money was taken out of 1 particular community and not circulated. It was given to community # 2 an affluent community. Communities 3 & 4 sustained themselves as they kept money in their community
- The Lesson-You must support your community's efforts to build businesses and support those business by keeping money circulating in your community. History has shown, once money has been taken out, it is not returned but spent in other communities. In order to attract money to our communities we must offer goods and services that the community will support and draw others outside of our community in.

K. Wyatt then proceeded to go over the results of the Phase I part of the project. She explained that had we not had the support of the community, we would not be able to proceed to Phase II.

Phase I- required a Founding Committee to plan the project in order to make the community aware of the Problems, Issues or Concerns (PICS) Once those PICS have been identified by the community, their feedback is critical to moving into Phase II.

Phase II- making the decision to move forward. The community has spoken and we will move forward. K. Wyatt went over the PowerPoint Presentation and results were discussed.



The committee Co-Chairs who had committed were presented on a flowchart and each co-chair will be contacting perspective members and forming their committees. There were questions and answers.

The Six Committees will be comprised of at least 2 co-chairs, no more than 3 and are as Follows:

- **All Things Financial**-Robert Baird –Atlantic Capital, Jan Evridge-Home Federal Co-Captains
- **Members**
  - Major Geer Jr.-Regions Bank
  - LaTonya Upton-ORNL Credit Union
  - Morgan Burlingame-First Tennessee
  - Deborah Belford-H & R Block
- **Faith & Family**-Co-Chair Pastor Jerry Upton-and ?
- **Education**-Co-Kayla Montgomery (Ass. Principal at Holston Middle)and ?
- **Economic, Business & Entrepreneurial Development**-T.C. Carter (Urban League) and?
- **Neighborhood & Community Development**-Albert Nelson(CAC) and Dasha Lundy, (Burlington Resident Association-BRA) Kim Trent-Knox Heritage
- **Public Relations**-Co-Chair Vivian Shipe (I Am the Voice of the Voiceless) and Kim Heyse (First Tennessee Bank

The Community Planning Committee is Comprised of the Following:

Keira A. Wyatt-Coordinator (C.O.N.N.E.C.T. Ministries)

Daniel Brown (Six District Councilman) Dasha Lundy(BRA) Deborah Porter-Operation Hope; Mary Henderson-(Resident); Cynthia Finch (Business Owner/Manager in Burlington) Beverly Holland, (God's Creative Enrichment Center -Business Owner in Burlington); Terri Cade-Hill (Ignite Solutions-Business Owner) Denise Jackson-C.O.N.N.E.C.T. Ministries, Hollie Cook-Knox Heritage; Gloria Deathridge ( Knox County School Board).

*(\*Once all committees are form, a completed contact list will be given. K. Wyatt will meet with all co-chairs to obtain strategic plan from each sub-committee).*

The consensus of the group was to meet every 2<sup>nd</sup> Friday at Honey Rock Victorious Church at 11:30. This meeting will be for the reporting out of each committee and the progress that is being made. This meeting is opened to the public but will not be advertised.

Pastor Jerry Upton made closing remarks and dismissed us with prayer.

Submitted by Keira A. Wyatt



Agenda for August 11, 2017

Honey Rock Victorious Church

11:30 a.m.

Monthly Meeting

Opening Prayer and Scripture-Pastor Jerry Upton

Mrs. Keira A. Wyatt -Facilitator

Planning Committee's Purpose- Ms. Cynthia Finch

Sub Committee's Reports-Mrs. Deborah Porter

Business

All Things Financial

Faith and Family

Neighborhood/Community

Questions & Answers

Set Time and Date for the Next Meeting

Dismissal with Prayer-Pastor Cleo Brooks

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- Joshua-East Tennessee Community Design Center
  - Discussed the City Scape Plan and working with the community on a beautification project
- Charles Holland
  - Appealed to the community to attend variance meeting Thursday August 17, 2017 in
    - Support of new business owner's commitment to redevelop the community
    - Support Variance to waive parking requirements

We opened up for questions and answers. We all agreed to change the monthly meeting time to the Third Friday of each month at 11:30 at Honey Rock Victorious Church until further notice. We closed with prayer by Pastor Jerry Upton.

Submitted by Keira Wyatt



Agenda for September 15, 2017

Honey Rock Victorious Church

11:30 a.m.

Monthly Meeting

Opening Prayer and Scripture-Pastor Jerry Upton

Mrs. Keira A. Wyatt -Facilitator

What's Going On Community Overview- Ms. Cynthia Finch

Sub Committee's Reports-Mrs. Deborah Porter

Business-Tim Beshea

All Things Financial

Faith and Family-Pastor Jerry Upton

Neighborhood/Community-Mr. Albert Nelson

Special Guest: Mrs. Gwen McKenzie 6<sup>th</sup> District City Council Candidate

Mr. Demetrius Jagger-Knox County School Board Candidate

Questions & Answers

Dismissal with Prayer-Pastor Cleo Brooks

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**September 15, 2017**

**Honey Rock Victorious Church**

**35 in attendance**

We opened the meeting with Scripture and Prayer by Pastor Harold Smith. Deborah Porter Presided over the meeting. Cynthia Finch gave the updated the attendees about the opening of the Free Medical Clinic at Greater Warner and the other upcoming community events including the Community Clean-Up on the September 30<sup>th</sup>.. Afterwards Deborah Porter received reports from:

Tim Beshea-Business and Economic Development-Their Committee Discussed the Following:

- Getting information to have the Burlington Area declared a Business Development District
- Create the Burlington Business Alliance-will Focus on that Effort

Susan -All Things Financial-First Tennessee Bank SBA

- Main Focus-Fundraising
- Establish a network of Service Provider who deal with Financial Literacy
- Has a meeting Monday with Representative from the East Tennessee Foundation to explore the possibility of creating and managing the "I Love Burlington Foundation."

Albert Nelson-Neighborhood and Community

- Discussed the 5 Area of Focus
  - Community Clean-Up
  - Donation of Clean-up bags etc. from 5 points

**Special Guests Speakers**

- Gwen MacKenzie- 6<sup>th</sup> District Candidate- Spoke on the importance of Community Forums and voting for a candidate that will represent the voice of the people.
- Damartrius Jagers- Candidate for School Board-Spoke on the importance of quality and equal education for all our children. Minority Voices need to be heard. He would represent all students.

Keira Wyatt-Faith and Family

- Discussed Reaching out to the Clergy in the Community
- Pastor's Luncheon to be held at Greater Warner-September 22, 2017
- Reaching out to Pastors to Unify the Community

. We closed with prayer by Presiding Elder John Butler.

Submitted by Keira Wyatt

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## Agenda for October 20, 2017

Honey Rock Victorious Church

11:30 a.m.

Monthly Meeting

Opening Prayer and Scripture-Pastor Jerry Upton

Mrs. Deborah Porter-Facilitator

What's Going On Community Overview- Ms. Cynthia Finch

Sub Committee's Reports-Mrs. Deborah Porter

Business-T.C. Carter/Tim Beshea-Burlington Business District Association Launch  
and the Business Road Show

All Things Financial-Jan Evridge/Morgan Burlingame

Faith and Family-Pastor Jerry Upton/Pastor Kevin Perry/Mrs. Keira Wyatt-Update  
on Pastors Luncheon Results

Neighborhood/Community-Mr. Albert Nelson (Lions Club)

Introductions of Guest-Mrs. Keira Wyatt

Special Guest: Ms. Jennifer Montgomery District 6th City Council Candidate

Amelia Parker-Candidate for 4<sup>th</sup> District City Council

Mr. Brock- Pellissippi State Community College

Questions & Answers

Dismissal with Prayer-Pastor Cleo Brooks

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October 20, 2017

### Honey Rock Victorious Church (32 in Attendance)

We opened the meeting with Scripture and Prayer by Pastor Cleo Brooks. Deborah Porter Presided over the meeting. Cynthia Finch gave the updated the attendees about the upcoming community volunteers need for the "Forget U Not" Grief Fair to be held in April. The community salad hour at Greater Warner on November 11th. Afterwards Deborah Porter received reports from:

Tim Beshea-T.C. Carter Business and Economic Development-Their Committee Discussed the Following:

- Getting information to have the Burlington Area declared a Business Development District
- The Burlington Business Roadshow to be held in November-Date TBD
- Creating the Burlington Business District-will Focus on that Effort

No Report from All Things Financial

Albert Nelson-Neighborhood and Community

- The Newly Chartered Lions Club
  - The Smoke-Out
  - Raising funds for eye glasses for those youth, children and others who can't afford them
  - Interested person interested in joining the Lions Club
  - The Upcoming meeting in the parking lot of AM Vets /Residence input from the Community Design Center

#### Special Guests Speakers

- Jennifer Montgomery- 6<sup>th</sup> District Candidate- Spoke on the importance of Community Forums and voting for a candidate that will represent the voice of the people.
- Amelia Parker-2<sup>nd</sup> District Write-In Candidate for School Board-Spoke on the importance Minority Voices need to be heard. Ms. Parker is an attorney who has extensive experience in various points of the law.
- Brock Evans- Representative from Pellissippi State Community College Kite Program, designed specifically for students who struggle with barriers preventing them to achieve a higher education. They offer mentoring, tutoring, financial assistance, transportation assistance etc. He is available to those who need more information

Keira Wyatt-Faith and Family

- Discussed the Results of the Pastors luncheon held at Greater Warner, September 22, 2017
- Discussed the Adopt the Block concept and that Pastors Jerry Upton and Kevin Perry would be doing a pilot program
- Reaching out to Pastors to Unify the Community

. We closed with prayer by Pastor Harold Smith.

Submitted by Keira Wyatt

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## Agenda for November 17, 2017

### Final Monthly Meeting

Honey Rock Victorious Church

11:30 a.m.

Opening Prayer and Scripture-Pastor Harold Smith

Mrs. Deborah Porter-Facilitator

The Historic Burlington Business District Roadshow

Mrs. Keira Wyatt

Sub Committee's Reports-Mrs. Deborah Porter

What's Going on in the Community

Guest:

Mr. Jerry Askew

Mr. Dametraus Jagers

Faith and Family-Pastor Jerry Upton/Pastor Cleo Brooks

Questions & Answers

Dismissal with Prayer-Pastor Kevin Perry

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November 17, 2017

Minutes of the Final I Love Burlington Monthly Community Meeting

## **Honey Rock Victorious Church (16 in Attendance)**

We opened the meeting with Prayer by **Pastor Harold Smith**, lunch was served. **Mrs. Deborah Porter** Presided over the meeting and gave an update on **Mr. Tim Beshea** explaining he would not be attending the meeting due to a medical emergency.

**Keira Wyatt** updated the attendees about the formulation of the "new" **Historical Burlington Business District Association** and the outcome of "The Historical Burlington Business District Association's" Developers Roadshow held on Thursday, November 16, 2017. **There was an estimated 60-65 people in attendance.** Developers shared information and answered questions. We toured the neighborhood (primarily the Historical Business District) and parts of Speedway Circle to include Cal Johnson's Home. She also informed the ones in attendance that this was the last "I Love Burlington Committee Meeting" as the Missions and Objectives have been met in this **First Phase---**

**The Mission-To bring awareness to the Burlington Community.**

The Objectives-Phase I

- Identify the Problems, Issues or Concerns(PIC's)
  - Blighted Buildings and Residential Property
  - Perception
  - Economic Deficits
- Verify the Need-This was done through
  - Launching the I Love Burlington Community Interest Meeting (June 29, 2017)
  - Meeting with all already established Agencies and Organizations
    - CAC East Center-Albert Nelson, Director
    - Burlington Resident Association-Dasha Lundy, President
    - Local Banking Officials from. First Tennessee, Home Federal, Regions and ORNL Credit Union-LaTonya Upton
    - Appointing Co-Chairs for the following groups:
      - **All Things Financial**-Robert Baird (Atlantic Cap.) Jan Evridge (Home Federal).
      - **Business and Economic Development**-T.C. Carter & Tim Beshea,
        - Organized the Historic Burlington Business District Association

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- **Faith and Family**-Pastors-Jerry Upton, Cleo Brooks and Kevin Perry-Launch of the Adopt the Block Program. Will work to get other members of the Clergy involved. KICMA a possible resource
- **Education**-Holston Middle School-K. Montgomery, Liaison

## **Qualifying and Quantifying the I Love Burlington Initiative**

### **Phase II-Next Steps:**

#### **Identify Resources**

- Partner with East Knoxville Monthly Community Meetings-Michael Covington, Chairman (I Love Burlington Progress can be and Agenda Item if approved) to continue monthly meetings.
- Introduce Ms. Kayla Montgomery (Holston Middle School Ass. Principal) to Mrs. Mae Blanche Moore (Executive Director of Crutcher Memorial Youth Center)-perhaps expand the program
- Officially Charter the Historical Burlington Business District Association with the appropriate Local, State and Federal Government Agencies
- Leadership, administrative support and consultation as needed and/or requested.
- Developers
- Investors, Grants

#### **Verify Available Resources**

- Developers
- Grants
- Professional Historical Agencies

**Mr. Jerry Askew** (Executive Director of the Alliance for Better Non-Profits) Representing St. Luke's Episcopal Church expressed concerns about the abolishing the University of Tennessee's Center for Educational Leadership. If this program is discontinued the impact on minority teachers and administrators would be devastating. He explained that 75% of minority administrators come through this program. It is perceived that School Board Members Mike McMillian and Tony Norman are not in favor of the program. Mr. Askew believed that the community should be aware as to why such decisions are being considered and have an opportunity to investigate and attend public meetings and forums to get answers when the impact could be devastating to those minorities seeking more administrative opportunities.

**Mr. Demetraus Jagers** stopped by to get his petition signed by members of the I Love Burlington Meeting as today was the first day for candidates running for School Board to register. He will be running for the District 1 seat. He invited the group to his official kick-Off Saturday 18, 2017 at the Joy of Music Building.

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**Pastor Jerry Upton** informed us of the Churches' acquisition of the Old Am Vets Business. The new business would be the Honey Rock Thrift Store Coming Soon. He also discussed Joseph's Place. A place that would have materials ready for those individuals who are victims of natural disasters, hurricane, floods and fires. He reiterated what good are we to others if we only just help ourselves? He briefly discussed the "Adopt the Block" project he and Pastor Perry will be launching in the new year. He also encouraged the group by recapping all we have done working together with very little resources and Prayer being the principal thing in the effort. He reassured us that the Lord will provide everything we will need through people, materials and funding when needed. He will receive all the Honor, The Glory and the Praise. He ended with this verse of scripture found in Ephesians 3: 20-21- "Now unto Him that is able to do exceeding abundantly above all that we ask or think, according to the power that worketh in us, Unto Him be glory in the church by Christ Jesus throughout all ages, world without end. Amen."

Mrs. Deborah Porter asked Pastor Kevin Perry to dismiss us with prayer and a blessing.

We dismissed.

Submitted by Keira A. Wyatt

Footnote: We have been granted the opportunity by Mr. Michael Covington to report any progress with the East Knox Community Monthly Meeting and give updates as needed as we progress with the I Love Burlington Initiative.















**THE ESTABLISHMENT OF THE  
BURLINGTON  
BUSINESS  
DISTRICT  
ASSOCIATION  
(THE BBDA)**

**"I Love Burlington! Where We Live, Work, Worship and Play"**



**Christmas Shop**  
*Conveniently*

**OUTLEDGE PIKE**  
 ← Rogersville

# BURLINGTON

## KNOXVILLE'S FASTEST GROWING BUSINESS CENTER

Do all your shopping quickly and easily in this fast growing community center. You'll find most everything you could want in merchandise and services. AND you'll like the courteous, personal attention you will receive. For your Christmas shopping, it's the ideal spot. Toys, clothing, tools, electrical appliances, candies, flowers, fancy foods, yes, you name it and you'll find you can get just what you want in Burlington.

You'll enjoy the wide streets, (the McCalla widening is now completed), and the convenient parking facilities. There's plenty of free parking space or if you don't drive it's conveniently located on the No. 1 bus lines and also boasts cab service right in Burlington. The Burlington merchants invite you to visit them soon and enjoy the prompt, courteous service you'll receive.

*For all your shopping and services, come to Burlington!*

- Calloway-Farmer Co.**  
 3368 McCalla Ave. Phone 3-4138
- R. A. Newman**  
 3366 McCalla Ave. Phone 3-4139
- Brown Drug Store No. 2**  
 3316 McCalla Ave. Phone 3-4134
- Wright Hardware & Supply**  
 3368 McCalla Ave. Phone 3-4264
- Pass 5-10-25c Store**  
 3314 McCalla Ave.
- Greenlee Drug Store**  
 3311 McCalla Ave. Phone 3-4493

- Goy Theatre**  
 3311 McCalla Ave. Phone 3-3313
- White Stores**  
 3309 Magnolia Ave. Phone 3-4335
- Burlington Flower Shop**  
 3308 Magnolia Ave. Phone 3-7813
- Wm. S. McCarty, Mortician**  
 404 McCalla Ave. Phone 3-3139
- Burlington Cab Co.**  
 3304 Magnolia Ave. Phone 3-3115
- Burlington Coal & Coke Co.**  
 Frontier Bldg. Phone 3-3043
- Accurate Weatherstrip & Insulation Co.**  
 3443 E. Magnolia Ave. Phone 3-3810

- Weaver's Cafeteria**  
 Betty Weaver, Mgr.  
 3353 McCalla Ave. 3312 Magnolia Ave.
- ROBERT'S**  
 Ladies' Ready-To-Wear • Sportswear  
 Men's & Boy's Clothing  
 3408 Magnolia Ave. 3317 McCalla Ave.  
 We Will Renewl Open Every Evening  
 Until 8:30 P. M.—7:30 Christmas
- John A. Hodge Service Station**  
 No. 1—3332 McCalla Phone 3-3332  
 No. 2—3343 McCalla Phone 3-3444  
 Road Service—Auto Service  
 Pickup & Delivery
- Cox & Wright Grocery**  
 3387 McCalla Ave. Phone 3-4177

- BURLINGTON!  
 HAS EVERYTHING!**
- BANK • POST OFFICE
  - LIBRARY • THEATRE
  - TEN CENT STORES
  - BAKERIES • HARDWARE
  - CLOTHING • FURNITURE
  - GROCERY STORES
  - RESTAURANT • CAFETERIA
  - SERVICE STATIONS
  - TAXI CABS • COAL
  - MORTUARY
  - FLORIST • RECREATION

**McCALLA AVE.**

**MAGNOLIA AVE.**

**PROSSER RD.**

← North Hills





INTERESTED BURLINGTON BUSINESS OWNERS!

ORGANIZATIONAL MEETING

WEDNESDAY, NOVEMBER 8, 2017

AT UNCHAINED BAIL BONDS

3907 MARTIN LUTHER KING AVE.

3:00 P.M.

FOR INFORMATION CONTACT TIM BESHEA

865-637-4948

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### Burlington Commercial District

The Burlington neighborhood, which grew around the central commercial district, was first part of Park City, an incorporated municipality that was annexed by the City of Knoxville in 1917. Development for the neighborhood started during the late 1890s as a result of the streetcar lines created along Magnolia and McCalla Avenues. The electrically powered streetcar lines were envisioned by William McAdoo, who founded the Knoxville Electric Street Railway in 1889.

Two large entertainment attractions in the area helped with the development of the district. This included the recreational park Lake Ottosee, today Chilhowee Park. The other attraction was Cal Johnson's Speedway Circle, a horse track and later an automobile track.

By 1907, land in the area was beginning to be divided into residential lots with families beginning to move out of the congested city to the streetcar suburbs. The commercial district, located in the "heart of Burlington" was a popular local commercial and shopping district. This district began to develop in the mid-1920s with the construction of a number of one story commercial buildings. Many businesses set up their stores, which included furniture stores, feed stores, cafes, lunch houses, drug stores, gas stations, grocery stores, electrical shops, a theater, barber shops, jewelry store, mortuary/funeral home, 5 and 10 stores, and many more.

The 1930s showed incredible growth with the introduction of a fire hall, library branch, banks, city road improvements, and streetcar/bus turn around. The district continued to grow through the 1940s and 1950s becoming a very popular neighborhood destination. Throughout the 1960s, 1970s and early 1980s, the district still had a number of committed businesses owners that remained in the district, included Keeton Jewelers, Pass Clothing, a hardware store and McCarty Mortuary.

The Burlington Commercial District is included on the 2015 & 2016 Knox Heritage Fragile Fifteen List of Endangered Historic Places and is ripe for development that will restore its historic buildings while providing needed retail and restaurant options for the surrounding neighborhood.



# B URLINGTON

## Revitalizing the Heart of a Community

Every vibrant community needs a heart. Historically, these places have been our downtowns and neighborhood commercial districts that feel very much like traditional downtowns. There are several key features that set them apart from most suburban commercial development:

- **Walkability:** A dense cluster of buildings and gathering spaces that are easily accessible by foot.
- **Diversity:** A varied collection of businesses, services, entertainment, dining, and cultural offerings.
- **Character:** Distinctive architecture, art, landscaping, and street furnishings that unify an area.
- **Flexibility:** As community needs change, the physical spaces adapt easily to new uses.
- **Collective History:** A picture can be formed of previous generations' activities and contributions.
- **People:** Human presence is active and visible during most hours of the day.

Burlington is an example of such a neighborhood in its heyday. When the trolley line connected the area to downtown Knoxville, it began to flourish as a center for shops, services, and religious activities. As with many such districts, local economic and social changes led to the gradual disappearance of one of the key features mentioned above: people. This in turn led to a loss in diversity of activities. However, the walkable nature of the area is still intact as well as quite a bit of its original character. The history is still present both physically and in memory. Today we see people returning and they are once again bringing a diverse mix of activities to the neighborhood along with a vision for a bright future.

Knox Heritage feels strongly that neighborhoods such as Burlington contribute to the social and economic vibrancy of our city. They tell important stories about where we came from as a community and where we hope to go. We encourage residents, business and property owners, community leaders, and others to rally behind efforts to revitalize Burlington and once again make it the heart of a community.

*There may have been a time when historic preservation was about saving an old building here or there, but those days are gone. Preservation is in the business of saving communities and the values they embody.*  
— Richard Moe, National Trust for Historic Preservation

### A Vision Statement

Knox Heritage has a vision for Burlington. We see the neighborhood as a focal point that draws on its unique character and history to foster economic opportunities, creative endeavors, and community spirit. We envision a Burlington that enhances the quality of life for business owners, visitors, and residents by protecting its unique character while providing a clean, safe, and attractive environment in which to enjoy unique and diverse options for shopping, dining, professional services, cultural events, and residential living. We anticipate a revitalized Burlington bringing opportunities and enrichment to people of all ages, abilities, and backgrounds.



This vision can be achieved and maintained through strong public-private partnerships among local government, businesses, educational and religious institutions, non-profit community organizations, and residents. This partnership will be devoted to working together to make Burlington the successful business district, cultural center, and thriving residential neighborhood it deserves to be.

### Essentials For Moving Forward

Burlington is a prime candidate for successful neighborhood revitalization. It enjoys an enviable location close to popular attractions such as Zoo Knoxville, Chilhowee Park, The Muse Children's Museum, and the Knoxville Botanical Gardens. Burlington lies parallel to a major traffic artery, Magnolia Avenue-Asheville Highway, without being dominated by heavy traffic. Interstate 40 is very close for easy connections to other places in the region. Popular restaurants and full-service grocers are in close proximity. A variety of housing is within walking distance. Established businesses such as Barnes Barber Shop, new businesses such as God's Creative Enrichment Center and Brown Bag Productions, and an active congregation at Greater Warner Tabernacle A.M.E. Zion Church offer a foundation of stability.

Knox Heritage recommends the following goals as essential to the successful revitalization of Burlington. Some of these goals are well under-way, but they are important to always keep in mind:

- **Define Neighborhood Boundaries:** Designate an official Burlington "district". This helps to clearly identify and communicate what area is being focused on for the revitalization efforts. It also helps with assembling information on property owners, active businesses, problem properties, and where potential lies. Knox Heritage is investigating the potential for Burlington to be designated a National Register District, but the non-historic Burlington district can have a larger footprint.
- **Brand It:** Clearly defined boundaries help to establish a neighborhood brand. Branding place involves consistent messaging, signage, banners, street sign-toppers, and a logo. Branding involves clearly communicating a vision for what Burlington is and what it will become.
- **Know the Players:** Get to know property owners, business owners, residents, and political leaders. Build mutually beneficial relationships. Establish good methods of communication and hold meetings and events to keep people connected and talking.
- **Make it Pretty:** Making an area attractive is essential to changing perceptions. If an area is visibly well cared for, it assures people that it is a safe, stable, and pleasant place to be. It is important to remove graffiti that is not part of an art project, repair and/or appropriately board broken windows, and remove weeds and trash. If something needs painting or repairing, seek volunteers to help if the property owner permits. Plant some flowers or trees where appropriate.
- **Develop an Infrastructure Plan:** Work with city officials on sidewalk repairs. Make sure utility and sewer services are in good working order. Develop plans for improving parallel parking spaces along the street. Add a bike lane if space permits. Make sure traffic intersections are safe with good directional signage. Add distinctive crosswalks for pedestrians. Ensure good public space lighting. Private funding should be sought for adding benches and bike racks.
- **Add Art:** Encourage a public art installation. Add murals to buildings where appropriate to enhance the streetscape.
- **Create Events:** Close the street and have an event that brings people together to celebrate the culture of the neighborhood. Events can bring people into an area they rarely venture to. Such events can serve as fundraisers for neighborhood projects. They can also be key tools for promoting local businesses as well as the neighborhood branding process. They can serve to strengthen neighborhood unity.
- **Dream Big:** Make a wish list of the type of businesses and activities needed in Burlington. Would a coffee shop work? Is there a need for a certain service? Work to nurture new businesses by developing a clear understanding of the marketplace and area demographics. Help them connect to business resources if they are emerging entrepreneurs.
- **Find Funding:** Look for opportunities to connect with funding sources. These may be grants for public improvement projects, art projects, or building façade improvements.
- **Keep the History Alive:** Share stories and photos of how Burlington developed and what it has meant to past generations. Have newcomers share why they chose Burlington as a place to start a business. Tug at the heart and never miss an opportunity to share passion for transforming the neighborhood into a positive asset for everyone.



## Using Main Street as a Mentor Program

Knox Heritage strongly recommends that community organizers use the National Main Street Center model as a basis for developing approaches for revitalizing the Burlington neighborhood. Originally developed by the National Trust for Historic Preservation, The Main Street movement has been transforming the way communities think about the revitalization and management of their downtowns and neighborhood commercial districts for decades.

In Tennessee, the state program offers a path for communities to become certified Main Street programs. We are not recommending this path for Burlington because Tennessee does not currently certify urban neighborhood programs. However, Main Street offers much to learn from and their methods can easily be established in Burlington. There are certified Main Street communities in our area, such as Morristown, Maryville, and Sevierville, which can serve as mentors. Communities such as Jefferson City have participated in the Tennessee Downtowns program, an introductory Main Street program, and can also serve as mentors.

The Main Street "Four-Point Approach" is a unique multi-faceted economic development tool that enables communities to revitalize by leveraging local assets - from historic, cultural, and architectural resources to local enterprises and community pride. It is a comprehensive strategy that addresses the variety of issues and problems that challenge traditional commercial districts by focusing on the following areas:

**Design** - getting the area into top physical shape and creating a safe, inviting environment through appropriate building renovations, streetscape and public space improvements, good signage, attractive window displays, and overall aesthetic qualities;

**Economic Restructuring** - strengthening the community's existing economic assets while diversifying its economic base through identification of current and potential market opportunities, business retention and recruitment, working with small business owners and entrepreneurs and development of financial assistance and training tools;

**Promotion** - creating a positive image to rekindle community pride and improve consumer and investor confidence in the commercial district through special events, marketing and branding; and

**Organization** - building partnerships among the various groups that have a stake in the district and creating or supporting a well-run, financially sustainable non-profit organization that operates as the leader of the movement.







November 8, 2017

Meeting Minutes from the Business and Economic Committee

Members in Attendance:

Terrance (T.C.) Carter Fred Downs Rob Bennett Jervis Brown Kathleen Thompson

Cynthia Finch Deborah Porter Charles Holland Keira Wyatt Tim Beshea and Terri Cade Hill (Via Conference Call)

We opened the meeting with Prayer by K. Wyatt. T.C. then yield the floor to Mr. Tim Beshea to explain the purpose of our meeting today. We needed to organize to move forward. He had initiated conversations with everyone currently in business with the exception of Mr. Willie Slater but K. Wyatt had contacted him in regards to the meeting today.

The two items on the agenda were: 1). To form a business association and 2). Whether to continue with the plan date of November 16th with the Burlington Road Show.

We began the discussion about moving forward in organizing a business association. Ms. Terri Cade-Hill wanted also included in the discussion to incorporate a fund to insure the beautification of the Burlington Business District by hiring young people to keep the area clean. Members agreed we would revisit this request once we have a State Charter.

A motion was made by Mr. Fred downs to move forward with the Business Association, the motion was second by Ms. Cynthia Finch. Members voted unanimously to organize and to go forward with the name "The Burlington Business District Association." The floor was then opened for discussion to name our first President. K. Wyatt nominated Mr. Tim Beshea. The motion was made by Cynthia Finch and second by Mr. T.C. Carter, the motion was carried unanimously. The discussion continued in naming our Vice President. K. Wyatt nominated Mr. Rob Bennett. Ms. Cynthia Finch made the motion for Mr. Rob Bennett. The nomination was closed on the one given name. Mr. Fred Down second the motion. Motion was unanimously carried. K. Wyatt would serve as interim secretary and in our next meeting we will complete the process of officer selection. We all agreed to move forward with the Roadshow on the 16th. K. Wyatt asked all to have their guest list in no later than Friday, November 10th.

A discussion began about the resources available to business owner in the Burlington Business District. Mr. Jervis Brown suggested we invite Mr. Ken McMahan from the City of Knoxville to answer questions about Façade funding after Mr. Rob Bennett expressed serious concerns about the liability associated with the 5 year forgivable loan commitment. Mr. Brown also inquired about Dr. Dasha Lundy's role in this initiative. K. Wyatt responded Dr. Lundy recused herself for her own personal reasons but assured him this effort was not motivated by money as most of the funding has come from CONNECT Ministries



and members of the Burlington Business Community who want to restore and revitalize our community. They have consistently donated without being solicited. Our purpose is to keep moving.

Mr. Holland suggested we include Mr. Ernie Barnes and his daughter Debby in a significant way in this Roadshow. *(note to self- perhaps honor him as the Honorary Mayor of Burlington and present him with a plaque from the BBDA and a Key to the City? check with co-chairs, Mr. Beshea and Mr. Carter).*

A discussion by Ms. Terri Cade-Hill began in regards to going on the recommendation of conversations she has had with City and County Officials to attach our efforts to a Redevelopment area currently designated, i.e. the Magnolia Corridor or the Five Point Project. Mr. Carter strongly suggested our first option should be to establish our own Redevelopment District and option 2 would be to attach with the Five Points Area. Other Discussions Included:

- Declaring Burlington a Historical District
- Response-Restrictions could do more harm than good if we were a Historical District

For the record, there was a suggestion made by Ms. Cynthia Finch to go with option1 and consider option 2 if necessary. Mr. Tim Beshea made a motion and Fred Downs and Mr. Charles Holland Second the motion to go with option 1. It concluded with a unanimous vote to focus on option 1 with careful consideration to option 2 if necessary. Ms. Finch stressed the importance of being one voice and trusting each other. She publicly commended K. Wyatt for putting the time and efforts to keep this initiative on tract administratively. We ended in prayer by K. Wyatt



**Tre Hargett**  
Secretary of State

**Division of Business Services**  
**Department of State**

State of Tennessee  
312 Rosa L. Parks AVE, 6th FL  
Nashville, TN 37243-1102

The Burlington Business District Association  
KEIRA A. WYATT  
2340 E MAGNOLIA AVE  
KNOXVILLE, TN 37917-8240

March 7, 2018

**Filing Acknowledgment**

Please review the filing information below and notify our office immediately of any discrepancies.

<b>SOS Control # :</b>	<b>000951186</b>	Formation Locale:	TENNESSEE
Filing Type:	Nonprofit Corporation - Domestic	Date Formed:	03/10/2018
Filing Date:	03/07/2018 1:01 PM	Fiscal Year Close:	12
Delayed Effective Date:	03/10/2018 12:00 AM	Annual Report Due:	04/01/2019
Status:	Active	Image # :	B0512-0457
Duration Term:	Perpetual		
Business Type:	Neighborhood Preservation Nonprofit Corp.		
Public/Mutual Benefit:	Public		
Business County:	KNOX COUNTY		

**Document Receipt**

Receipt # : 003879537	Filing Fee:	\$100.00
Payment-Credit Card - State Payment Center - CC #: 3723591355		\$100.00

**Registered Agent Address:**  
KEIRA ANN WYATT  
KEIRA A. WYATT  
2340 E MAGNOLIA AVE  
KNOXVILLE, TN 37917-8240

**Principal Address:**  
KEIRA A. WYATT  
2340 E MAGNOLIA AVE  
KNOXVILLE, TN 37917-8240

Congratulations on the successful filing of your Charter for The Burlington Business District Association in the State of Tennessee which is effective on the date shown above. You must also file this document in the office of the Register of Deeds in the county where the entity has its principal office if such principal office is in Tennessee. Please visit the Tennessee Department of Revenue website ([apps.tn.gov/bizreg](http://apps.tn.gov/bizreg)) to determine your online tax registration requirements. If you need to obtain a Certificate of Existence for this entity, you can request, pay for, and receive it from our website.

You must file an Annual Report with this office on or before the Annual Report Due Date noted above and maintain a Registered Office and Registered Agent. Failure to do so will subject the business to Administrative Dissolution/Revocation.

Tre Hargett  
Secretary of State





000951186

### CHARTER NONPROFIT CORPORATION

SS-4418



**Tre Hargett**  
Secretary of State

**Division of Business Services**  
**Department of State**  
State of Tennessee  
312 Rosa L. Parks AVE, 6th FL  
Nashville, TN 37243-1102  
(615) 741-2286

Filing Fee: \$100.00

*For Office Use Only*  
**-FILED-**  
Control # 000951186

The undersigned, acting as incorporator(s) of a nonprofit corporation under the provisions of the Tennessee Nonprofit Corporation Act, adopt the following Articles of Incorporation.

1. The name of the corporation is: The Burlington Business District Association

2. Name Consent: (Written Consent for Use of Indistinguishable Name)  
 This entity name already exists in Tennessee and has received name consent from the existing entity.

3. This company has the additional designation of: Neighborhood Preservation Nonprofit Corp.

4. The name and complete address of its initial registered agent and office located in the State of Tennessee is:  
KEIRA ANN WYATT  
KEIRA A. WYATT  
2340 E MAGNOLIA AVE  
KNOXVILLE, TN 37917-8240  
KNOX COUNTY

5. Fiscal Year Close Month: December      Period of Duration: Perpetual

6. If the document is not to be effective upon filing by the Secretary of State, the delayed effective date and time is:  
Mar 10, 2018 12:00AM      (Not to exceed 90 days)

7. The corporation is not for profit.

8. Please complete all of the following sentences by checking one of the two boxes in each sentence:  
This corporation is a  public benefit corporation /  mutual benefit corporation.  
This corporation is a  religious corporation /  not a religious corporation.  
This corporation will  have members /  not have members.

9. The complete address of its principal office is:  
KEIRA A. WYATT  
2340 E MAGNOLIA AVE  
KNOXVILLE, TN 37917-8240  
KNOX COUNTY

*(Note: Pursuant to T.C.A. §10-7-503 all information on this form is public record.)*

B0512-0457 03/07/2018 1:01 PM Received by Tennessee Secretary of State Tre Hargett





**CHARTER  
NONPROFIT CORPORATION**

SS-4418



**Tre Hargett**  
Secretary of State

**Division of Business Services**  
**Department of State**  
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(615) 741-2286

Filing Fee: \$100.00

*For Office Use Only*

**-FILED-**

Control # 000951186

The name of the corporation is: The Burlington Business District Association

10. The complete mailing address of the entity (if different from the principal office) is:

KEIRA A. WYATT  
2340 E MAGNOLIA AVE  
KNOXVILLE, TN 37917-8240

11. List the name and complete address of each incorporator:

Title	Name	Business Address	City, State, Zip
Incorporator	Timothy Beshea	3907 MARTIN LUTHER KING JR.	KNOXVILLE, TN 37914
Incorporator	Terri Cade-Hill	3916 MARTIN LUTHER KING JR.	KNOXVILLE, TN 37914
Incorporator	Charles A. Holland	4004 HOLSTON DRIVE	KNOXVILLE, TN 37914
Incorporator	Jervis Brown	3814 MARTIN LUTHER KING JR.	KNOXVILLE, TN 37914
Incorporator	Mae B. Moore	112 LAKESIDE DRIVE	KNOXVILLE, TN 37914
Incorporator	Kathleen R Thompson	3822	KNOXVILLE, TN 37914
Incorporator	Jerry Upton	4113 HOLSTON DRIVE	KNOXVILLE, TN 37914
Incorporator	Cynthia J Finch	3615 MARTIN LUTHER KINGS AVENUE	KNOXVILLE, TN 37914
Incorporator	Deborah D Porter	121 KIRKWOOD AVENUE	KNOXVILLE, TN 37914
Incorporator	Keira A. Wyatt	2340 E. MAGNOLIA AVENUE	KNOXVILLE, TN 37917
Incorporator	Beverly Holland	4004 HOLSTON DRIVE	KNOXVILLE, TN 37917

12. **School Organization:** (required if the additional designation of "School Organization - Exempt" is entered in section 3.)

- I certify that pursuant to T.C.A. §49-2-611, this nonprofit corporation is exempt from the \$100 filing fee required by T.C.A. §48-51-303(a)(1).
- This nonprofit corporation is a "school support organization" as defined in T.C.A. §49-2-603(4)(A).
- This nonprofit corporation is an educational institution as defined in T.C.A. §48-101-502(b).

13. **Insert here the provisions regarding the distribution of assets upon dissolution:**

In the event of dissolution of the Corporation, all assets will be distributed to another nonprofit organization with a similar purpose.

14. **Other Provisions:**

*(Note: Pursuant to T.C.A. §10-7-503 all information on this form is public record.)*





**CHARTER  
NONPROFIT CORPORATION**

SS-4418



**Tre Hargett**  
Secretary of State

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(615) 741-2286

Filing Fee: \$100.00

*For Office Use Only*

**-FILED-**

Control # 000951186

Electronic

Signature

Keira A. Wyatt

Printed Name

Incorporator

Title/Signer's Capacity

Mar 7, 2018 1:01PM

Date

B0512-0459 03/07/2018 1:01 PM Received by Tennessee Secretary of State Tre Hargett

# BY-LAWS and Articles of Incorporation

For the

## The Burlington Business District Association

(BBDA)



### ARTICLE I - NAME, PURPOSE

Section 1: **The Name:** The name of the organization shall be The *Burlington Business District Association(BBDA)* Initially/AKA- "The I Love Burlington" Initiative™.

Section 2: a). The **BBDA** is organized for- but not limited to, the preservation and maintenance of the "current" historical buildings, new and existing buildings, churches, landscape areas, parking lots, and other affiliates located in the East Knoxville Burlington Business District.

To aid and support the economic growth and development of current and future businesses located within the geographical boundaries of the East Knoxville Burlington Community; to insure business opportunities offered locally, statewide and nationally are offered to those businesses who actively serve and qualify for resources that will assist in the maintenance and upkeep of /but not limited to, the East Knoxville, Burlington Business Community and its affiliates, for which cause has the **Burlington Business District Association(BBDA)** been established.

This entity has been established for the cause of but not limited to the upkeep maintenance of all properties of those members who elect to participate as members of the **BBDA**; the promotion of economic development; and promotion of true ethical business practices to include but not limited to, merchants, consumers, government agencies, churches and residents; to build partnerships with local Law Enforcement, neighborhood resident association(s), City and County Government; and other interested organization and community stakeholders that share our interest in preserving this designated area as a safe desirable place to live, work, worship and play.

The Geographic Boundaries shall be determined through the City of Knoxville, Knox County and Knoxville Utilities Board GIS Mapping System to include the historical Speedway Circle Horse Race Track, (currently residential housing). Boundaries for the **BBDA** are subject to change as a direct result of City/County future redistricting laws. **This organization is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for charitable purposes.**



b). Furthermore, no part of the net earnings of the organization shall insure to the benefit of, or be distributable to its Board, members, trustees, officers, or others private persons, except that the organization shall be authorized and empowered to pay reasonable compensation for services rendered through an Executive Administrator/Director, professional contractor/consultant(s) and staff and to make payments and distributions in furtherance of the purpose set forth in the purpose clause hereof as determined by the Board of Directors. No substantial part of the activities of the organization shall be the carrying on of the propaganda, or otherwise attempting to influence legislation, and the organization shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of this document, the organization shall not carry on any other activities not permitted to be carried on (a) by an organization exempt from federal income tax under section 501(c) (3) of the Internal Revenue Code, or corresponding sections of any future federal tax code, or (b) by an organization, contributions to which are deductible under section 170 (c) (2) of the Internal Revenue Code, or corresponding section of any future federal tax code.

c). Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of section 501 (c) (3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. And such assets not disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the organization is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

## **ARTICLE II - MEMBERSHIP**

Section 1: Membership shall consist of the members of the board of directors not more than 7 and businesses and other interested parties with interest in forming mutually agreed upon partnerships. Members will consist of parties interested in enhancing and preserving the Burlington Business District Association. Dues are optional and will be determined by the Board of Directors

## **ARTICLE III - MEETINGS**

Section 1: **Regular Meetings.** The date of the regular meetings shall be set by the Board of Directors who shall also determine frequency, time and place.

Section 2: **Annual Meeting.** The date of the regular annual meeting shall be set by the Board of Directors who shall also set the time and place.

Section 3: **Special Meetings.** Special meetings may be called by the Chair or the Executive Committee.

Section 4: **Notice.** Notice of each meeting shall be given to each voting member, by mail, not less than ten days before the meeting.



## ARTICLE IV - BOARD OF DIRECTORS

Section 1: Board Role, Size, Compensation. The Board is responsible for overall policy and direction of the Advisory Council, and Executive Director shall have responsibility for day-to-day operations of the organization. The **Board President may designate another board officer or the Executive Director to sign a contract in his/her absence. The designee is the person granted permission to sign the Board President's signature.** The board of directors of BBDA organization is financially liable and ultimately responsible for the service program(s) described in grant contracts. The Board shall have up to seven (7) and not fewer than three (3) members. The board receives no compensation. Duties of the Board of Directors collectively should include skills for:

- Nonprofit Trusteeship
- Organizational Planning
- Financial/Accounting
- Fund Raising
- Personnel Management
- Legal Matters, especially relating to nonprofit corporations, contracts and personnel
- Public Relations

Section 2: Meetings. The Board shall determine frequency of the meetings, at an agreed upon time and place.

Section 3: Board Elections. Election of new directors or election of current directors to a second term will occur as the first item of business at the annual meeting of the corporation. Directors will be elected by a majority vote of the current directors.

Section 4: Terms. **All Board members** may serve two year terms, but are eligible for re-election. Executive Committee Members shall serve not more than 2 years consecutively in the same position but are eligible for re-election after 2years in the vacated position. They are however, eligible to hold another position(s) on the Executive Committee before the eligibility of the previously held position. Special terms and conditions could be applied for those who can only serve one or two year terms due to extenuating circumstances.

Section 5: **Quorum.** A quorum must be attended by at least fifty-two percent (52%) of the Board members before business can be transacted or motions made or passed.

Section 6: **Notice.** An official Board meeting requires that each Board member have written notice ten days in advance by electronic mail or U.S. Postal Delivery.

Section 7: **Officers and Duties.** There shall be minimum of 3 members not more than 7 to make-up the Board that will consist of a Chairman, Vice Chairman, Secretary and Treasurer and may or may not include a Chaplain, Special Project Chairman and member at large. Their duties are as follows:



- **The Chairman/President-** shall convene regularly scheduled Board meetings, shall preside or arrange for other members of the executive committee to preside at each meeting in the following order: Vice-Chair, Secretary and Treasurer.
- **The Vice-Chairman/Vice-President** will chair committees on special subjects as designated by the board.
- **The Secretary** shall be responsible for keeping records of Board actions, including overseeing the taking of minutes at all board meetings, sending out meeting announcements, distributing copies of minutes and the agenda to each Board members, and assuring that corporate records are maintained.
- **The Treasurer** shall make a report at each Board meeting. Treasurer shall chair the finance committee, assist in the preparation of the budget, help develop fundraising plans, and make financial information available to Board members and the public.
- **The Chaplain or Sargent-At-Arms-** will provide opening and closing prayer at all meetings of the Board and provide spiritual support, guidance, inspiration and counsel as needed by Board, Staff and Advisory Council members. He/She shall be responsible for maintaining order.
- **Special Project Chairman-** will oversee planned events and execute those events with members of the BBDA and or Special Committee Members appointed to full execute those events.

Section 8: **Vacancies.** When a vacancy on the Board exists, nominations for new members may be received from present Board members by the Secretary two weeks in advance of a Board meeting. These nominations shall be sent out to Board members with the regular Board meeting announcement, to be voted upon at the next Board meeting. These vacancies will be filled only to the end of the particular Board member's term.

Section 9: **Resignation, Termination and Absences.** Resignation from the Board must be in writing and received by the Secretary. A Board member shall be dropped for excessive absences from the Board if s/he has three unexcused absences from Board meetings in a year. A Board member may be removed for other reasons by a three-fourths vote of the remaining directors.

Section 10: **Special Meetings-Call Meetings.** Special meetings of the Board shall be called upon the request of the Chair or one-third of the Board. Notices of special meetings shall be sent out by the Secretary to each Board member postmarked ten days in advance or in the event of an emergency, a Call Meeting can be scheduled within 24 hours through telephone calls, email, phone text or any acceptable form of communication agreed upon the Board of Directors that will ensure all Board Members are contacted in a timely fashion.

## **ARTICLE V - COMMITTEES**

**Section 1:** The Board may create committees and sub-committees as needed, such as fundraising, publicity, special projects, etc. The Board Chair must approve all committee chairs.

**Section 2:** The elected officers, minimum of three (3) maximum (5) shall serve as the members of the Executive Committee. Except for the power to amend the Articles of Incorporation and Bylaws, the Executive Committee shall have all of the powers and authority of the Board of Directors in the intervals between meetings of the Board of Directors, subject to the direction and control of the Board of Directors.

**Section 3:** Finance Committee. The Treasurer is chair of the Finance Committee, which includes three other Board members. The Finance Committee is responsible for developing and reviewing fiscal procedures, a fundraising plan, and annual budget with staff and other Board members. The Board must approve the budget, and all expenditures must be within the budget. Any major change in the budget must be approved by the Board or the Executive Committee. The fiscal year shall be the calendar year. Annual reports are required to be submitted to the Board showing income, expenditures and pending income. The financial records of the organization are public information and shall be made available to the Board members and the public.

## **ARTICLE VI – AMENDMENTS**

**Section 1:** These Bylaws may be amended when necessary by 52% majority of the Board of Directors. Proposed amendments must be submitted to the Secretary to be sent out with proposed changes for full Board review and approval upon the next or special meeting.

## **Article VII-Initial Agent**

**Section 1:** The name and address in the State of Tennessee of this Corporation's initial agent for service of process is:

**Name:** Keira A. Wyatt Title: Secretary

**Physical Address:** 2340 E. Magnolia Avenue-Knoxville, TN 37917

**Mailing Address:** P.O. Box 6615 Knoxville, TN 37914

These Bylaws were approved at a meeting of the Board of Directors and Members of *"The Burlington Business District Association on the 23<sup>rd</sup> day of February 2018.*



**Signature Page**

These Bylaws were approved at a meeting of the Board of Directors of *the Burlington Historical Business District Association*. Name and Title.

on the 23<sup>rd</sup> day of July, the year of 2018,

Mae Blanche Moore  
ASB  
Jackie R. Thompson  
Leahon Wood  
\_\_\_\_\_  
\_\_\_\_\_  
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John A. Stogell  
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INTERESTED BURLINGTON BUSINESS OWNERS!

ORGANIZATIONAL MEETING

WEDNESDAY, NOVEMBER 8, 2017

AT UNCHAINED BAIL BONDS

3907 MARTIN LUTHER KING AVE.

3:00 P.M.

FOR INFORMATION CONTACT TIM BESHEA

865-637-4948

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AT UNCHAINED BAIL BONDS

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3:00 P.M.

FOR INFORMATION CONTACT TIM BESHEA

865-637-4948



**THE DEVELOPERS  
ROADSHOW  
THE POSSIBILITIES!**

**"I Love Burlington! Where We Live, Work, Worship and Play"**



*The Burlington Business District Association*

*Cordially Invites You to Attend*

*The Developers Lead Show*

*Come Tour This Historical Business District*

*Share a Meal and Learn More About the History and  
Business Opportunities in Burlington.*

*When: Thursday November 16, 2017*

*Time: 12:00 Noon-3:00 p.m.*

*Where: 3906 Martin Luther King Jr. Avenue  
(The Former OK Furniture Building)*

*RSP# 865-851-8005 Dress: Casual and Warm*

*Additional Parking: Fern Street Missionary Baptist  
Church*

*Hope to See You There!*



*The Burlington Business District Association*

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Church*

*Hope to See You There*



Burlington

Business



Business

Association



Presents

The Burlington Developers Roadshow

November 16, 2017

12:00 – 3:00 p.m.

Presiding-Deborah Porter

Opening Prayer-Keira Wyatt

12:00

12:00 - 12:20

12:20 – 1:20

Group convenes at 3906 Martin Luther King, Jr. Avenue

A Taste of Burlington Lunch –Pizza Palace

Welcome

- (President of the BBDA-Tim Beshea)
- Keira Wyatt, Executive Director of CONNECT Ministries – I Love Burlington
- A Brief History-Mr. Bob Booker
- Todd Morgan, Knox Heritage – Updates on Burlington National Register District
- Barbara Garrow, Crossroads Downtown Partnership, Morristown - Main Street
- State and Federal Tax Credits - Steven LeBlanc, V.P. - Stonehenge Capital Co. LLC

Show Time

- Developers Tim Hill and David Dewhirst
- Questions and Answers
- Special Acknowledgement/Presentation for Mr. Ernie Barnes/Mrs. Donna Petree Lunsford

Walking and Talking

- Tour of Neighborhood

1:30 – 3:00

Logistics:

- Free parking is available along Martin Luther King, Jr. Avenue and Holston Drive and Fern Street Missionary Baptist Church.
- Please wear comfortable shoes and bring an umbrella

Burlington

Business



Business

Association



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Petree's Florist-The Oldest  
Business in the Burlington

Burlington



Business  
District  
Association



Historical Burlington

"Your Destination"

Where We Live, Work, Worship, & Play

Mr. Timothy Beshea-Chairman  
Mr. Robert Bennett-Co-Chair

Contact Information:

Phone 865-637-4948

3907 Martin Luther King Jr. Avenue  
Knoxville, TN 37914

**Christmas Shop**  
Complimentary

**BURLINGTON**  
KNOXVILLE'S  
FASTEST GROWING BUSINESS CENTER

For all your shopping and service needs in Burlington...

**BURLINGTON HAS EVERYTHING:**  
 - AMES JEWELRY  
 - ALBERT'S TIGER  
 - THE BEST STORES  
 - SHERIDAN'S  
 - CLOTHING STORES  
 - RESTAURANTS  
 - LAUNDRY  
 - MOBILE HOME SALES

**PROSSER, RD.**  
 - BURLINGTON, TN  
 - 37620

Cal Johnson's Mansion  
Historic

Speedway Circle



Mr. Ernie Barnes, his wife Helen and Daughter  
Debbie have operated Barnes Barbershop  
since 1951. (1)

The Lunch House is a Community Gathering  
Place. (2)

Burlington's Fire Station #6 (3)







Historic Greater Warner Tabernacle A.M.E. Zion Church,  
The Oldest African American Church, Since 1845.  
Formerly the McCalla Avenue Baptist Church &  
Brown Bag Production-Burlington's Newest Business



Lema's World Famous Chitterlings --The Red Room



"Where We Live, Work, Worship and Play!"

## Burlington Historical Business



### District Association "Destination Neighbors"

Pizza Palace

Chandler's

The Knoxville Zoo

Chilhowee Park

Tennessee Valley Fair

The Muse



Meet Ms. Terri Cade-Hill

Business Owner, Entrepreneur and  
Downtown Burlington Developer. For  
Building Leasing Information:

P.O. Box 17616

Atlanta, GA 30316

404-663-8423

[michelle\\_cade@bellsouth.net](mailto:michelle_cade@bellsouth.net)

**Burlington Historian**

Ben Humphries

865-522-0184

[jukebook@aol.com](mailto:jukebook@aol.com)

Currently the estimated population in zip code 37914  
in 2015 is 20,382; --houses and condos: 9,626;  
renter-occupied apartments: 3,088% of renters  
38%/State (34%). This area represents 27.32% of  
Knoxville City's population.

- White population-11,062
- Black population-7,622
- American Indian population-56
- Asian population-89
- Native Hawaiian and Other Pacific Islander  
population-3
- Some other race population-36
- Two or more races population-395
- Hispanic or Latino population-400
- Read more: [www.city-data.com/zips/37914](http://www.city-data.com/zips/37914)
- Median household income: \$41,793
- Median house or condo value: \$92,222
- Median contract rent: \$627
- Unemployment: 5.35%
- Residents below the poverty level: 10.8%
- Median resident age: 45.1
- Read more: <http://www.city-data.com/income/income-Knoxville-Tennessee.html#ixzz4huo97F8e>

### Current Down Town Burlington Businesses

- Charles and Beverly Holland-God's Creative  
Enrichment Center
- Terry Cade Hill-Developer Entrepreneur Ignite  
Solutions
- Ernie and Debbie Barnes- Barnes Barber Shop
- Andre Allen-Andre of Dynasty
- Tim and Yvonne Beshea-Unchained Bail Bonds
- Ashley Slay-Simply Gorgeous Salon
- Adrian Thompson-Wang's and Things
- Willie Slater-Burlington Fish Market
- Fred Downs-The Elks
- State Burners Motor Cycle Club-
- Donna Lumsford-Petree's Florist
- Robert Bennett-Lema's World Famous  
Chitterlings & The Red Room
- Tammy McBeth-Tammy's Fried Green Tomatoes
- Sav-A-Lot-Contact- Jimmy Mullins
- Jarvis Brown-Brown Bag Productions
- City of Knoxville Fire Station #6
- Cynthia Finch-Business Entrepreneur
- Byron Lee-Lee' Insurance
- Mae Blanche Moore-Crutcher Memorial Youth  
Center
- Mr. Collier-The Lunch House



The Burlington Historical Business District Association & Knox Heritage  
Developers Roadshow- November 16, 2017

The Burlington Historical Business District Association (BHBDA)

By Keira Wyatt  Organizer

Thursday, November 16, 2017 high noon, what an absolutely perfect, warm sunny day to explore the Burlington Historic Business District and the historical home of African American Entrepreneur and Businessman, Cal Johnson on Speedway Circle. The Historical Burlington Business District Association's Developers Roadshow gave current business owners, residents, potential business owners, developers and entrepreneurs the opportunity to walk throughout the Burlington Historical Business District discover, discuss and dream about the possibilities for this community. **Developer Terri-Cade Hill, out of Atlanta, Georgia**, provided the venue for the event. This venue, full of charm and character is currently being renovated to support an event center or local restaurant. She **and Business Cohorts, Jervis Brown, Beverly and Charles Holland** prepared several businesses for guest to visit including God's Creative Enrichment Center a children's daycare center during the roadshow tour.

Local **Historian Robert "Bob" Booker** gave a brief history about Downtown Burlington, established in 1907. Ironically, no one knows how Burlington got its name. **African American Entrepreneur Cal Johnson**, an interesting character, bought property in Burlington for \$4,000 from the Tennessee Valley Fair around 1895 and built a race track for horses known to this day as Speedway Circle. . Cal Johnson, the owner of the only race track in Knoxville, home is located on historic Speedway Circle, currently a residential community. **East Knoxville Historian and Burlington Native, Ben Humphrey** provided artifacts, photos and information that highlighted the rich heritage of this **community**. Burlington also hosts the **Oldest African American Church in Knoxville, Greater Warner Tabernacle A. M. E. Zion Church since 1845**, currently housed in the former McCalla Avenue Baptist Church.

The newly formed **Burlington Historic Business District Association (Tim Beshea Chairman)**, in partnership with **Knox Heritage** sponsored the event. **Todd Morgan, historical preservationist with Knox Heritage** discussed local tax advantages, current legislative threats, the application process of being declared a Historical District and how it must be completely separate from the residential association. He informed the attendees that Knox Heritage has already begun in the process of applying for historical status for the Burlington Historical Business District. There was also an opened discussion about current plans to implement a cityscape, designed by the **East Tennessee Community Design Center in partnership with the City of Knoxville Office of Community Development and the Burlington Residents Association**. The impact ascetically would be immediate in the business district.

**Local developers Tim Hill with Hatcher/Hill Properties and David Dewhirst with Dewhirst Properties were the developers of the hour.** They shared with the group their vast experience in redeveloping local communities and the importance of small steps making large impacts in the community. Hill





discussed the possibility of federal, state and local funding once the research and planning was set and Burlington was approved and declared a "Redevelopment District." Dewhirst had good things to say about the structural stability and charm of the buildings in the district. Both Hill and Dewhirst have been instrumental in major projects in the downtown Knoxville, the Old City and the North Central areas. Dewhirst encouraged investors to stick with it, "a little here, a little there will make a big difference." Both Hill and Dewhirst agreed that you want to attract businesses that will boast economic development, this is crucial. In order to attract certain businesses, developers and investors, there must be support from the community for goods and services offered by perspective businesses.

**Charlie Peroulas, second generation owner of a Burlington local eatery, Pizza Palace, a nationally recognized Knoxville Destination, served up a variety of their famous Pizza for lunch.** This local eatery has served the Burlington community for over 56 years. Local Business who were also honored during the roadshow tour in the Burlington Community included, **Donna Petree Lunsford, received a proclamation from the City of Knoxville Mayor, Madeline Rogero, Petree's Florist, formerly the Burlington Flower Shop, in recognition for being the oldest Business in Burlington, 79 years. Ernie Barnes, 91 years of age, his wife Helen and daughter Debby of Barnes Barber Shop were also recognized by the Mayor's office for 66 years of service.** Yes, the principal barber Mr. Barnes still actively cuts hair at 91 years old.

We want to make Burlington a destination for those visiting the City of Knoxville. Our Burlington Neighbors include the Knoxville Zoo, the Muse, Chilhowee Park, the Jacobs Building, Tennessee Valley Fair, multi-denominational churches, cultural diversity, great eateries and iconic businesses. We truly have jewels in this Historical Burlington Business District along with major contributions to the History to the City of Knoxville. We are confident, our future shine as bright as our colorful past.



Developer Terri Cade-Hill and Todd Morgan-Knox Heritage Preservation Director







Venue-Owner Terri Cade-Hill



91-year-old Ernie Barnes, Daughter Debby and Wife Helen received a Proclamation from the Knoxville City Mayor Madeline Rogero for 66 years of service to the Burlington Community.







I Love Burlington Organizer-Keira Wyatt and Long Time Second Generation Petree's Florist Business Owner, Donna Petree Lunsford- Presented a Proclamation from the City of Knoxville Mayor Madeline Rogero. Congratulations for being the Oldest Business in Burlington, Formerly the Burlington Flower Shop-Since 1938 (79 years).



Touring Brown Bag Productions-Jervis Brown, Owner





A Few Roadshow Participants



Todd Morgan (Knox Heritage Director of Historical Preservation), Speaks on the Historical District Application for Burlington, Cityscapes, Historical Business Districts and Tax Benefits.







Local Historian, Robert "Bob" Booker Shares Highlight of Burlington's History



Historic Cal Johnson's Home-Speedway Circle



Inside the Venue







Deborah Porter Roadshow Facilitator - Historical Developers Tim Hill and David Dewhirst



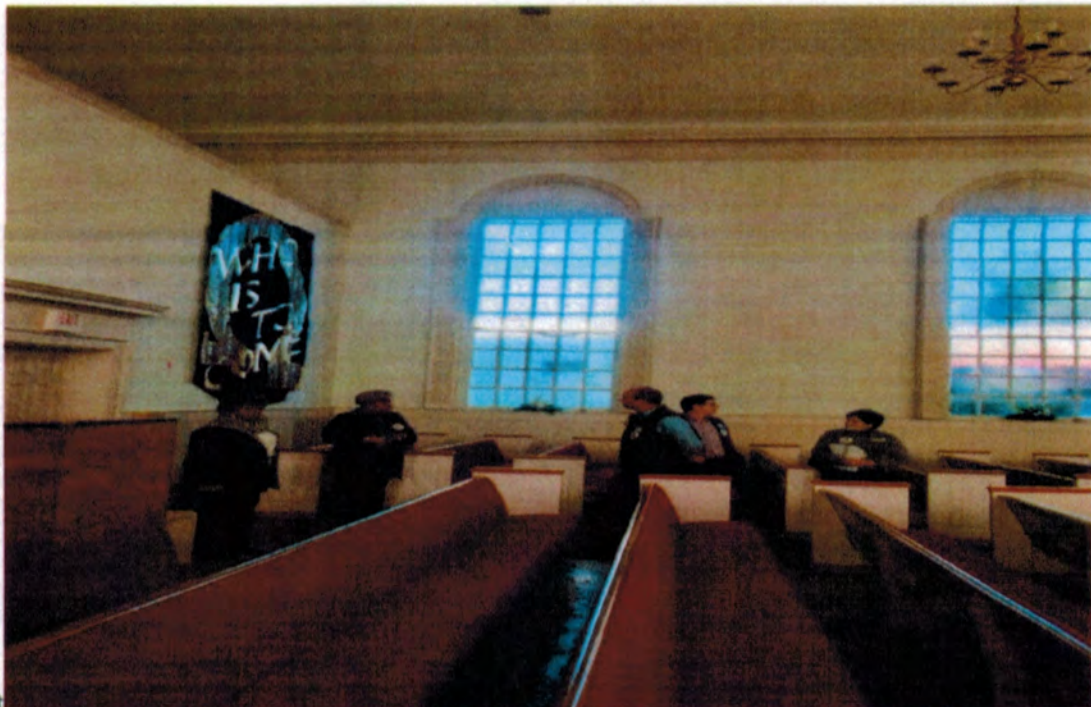
Architect Doug Brewer Right and Roadshow Guest Listening Attentively







Um! Pizza from Pizza Palace! As Seen on the Food Network-Charlie Peroulas, Owner



Inside the Sanctuary of Greater Warner Tabernacle A.M.E Zion Church



Original Sanctuary of Old McCalla Avenue Baptist Church, Now Greater Warner Tabernacle A.M.E. Zion Chapel



This building needs restoration-This facility can be used as a multi-purpose facility, for job training, health and wellness for those in the community. Plans will be forthcoming from Pastor, Dr.Cleo Brooks, Trustee Chairman, David Wyatt Sr.





# Burlington Roadshow Brings in Developers

By Vivian Shipe

KNOXVILLE, TN — The next phase of the redevelopment of the historical Burlington district of Knoxville kicked into high gear last week in a creative and unique way; developers were given an opportunity to walk thru the district and share their ideas and advice on moving the plans for the rebirth of the area from planning to reality.

The event was hosted by Atlanta developer Terri-Cade Hill in one of her properties slated to become an event center or restaurant as the area comes to life. The other cohosts for the event were Knoxville developers and Burlington business owners, Jervis Brown and Charles and Beverly Holland.

During the roadshow there were pictures and artifacts shown of the once thriving business district by East Knoxville preservationist Ben Humphrey and local historian Bob Booker gave the history of the area formed in 1907. One of the most

interesting pieces of discussion after the walking tour of the district, was the mansion home of Cal Johnson, the first African American millionaire in Knoxville. Mr. Johnson had bought property on Speedway Circle in 1895 and on it, had developed a track for horse back racing. The home still stands in Burlington.

The Johnson mansion was part of the discussion led by Knox Heritage Preservationists Todd Morgan who gave details on advantages and procedures of declaring sections of the area a historical district.

Developers Tim Hill and David Dewirst, major players in the redevelopment of the now booming downtown Knoxville and Old City Area, led an informative session on baby steps. The need to make small steps in order to have a big impact were their main points as they discussed the possibility of federal, state and local funding as the planning and research is completed.

The event concluded with the recognition of businesses that had never left Burlington and who are cornerstones in the

community. Between them are over 400 years of service. Petree's Florist Shop has served the community since 1938, nationally recognized Pizza Palace has been in the same location for 56 years and Greater Warner AME Zion Church, part of the underground railroad has been in the heart of Burlington since 1845. They, along with Barnes Barber Shop, received a proclamation for their faithfulness and steadfastness, from city Mayor Madeline Rogero during

the roadshow reception and luncheon.

Forming a triangle in the heart of the business district; these three have stood to serve the heart, soul, and body of the community. They have seen Burlington rise to its greatest heights, fall into demise and are there to hold down the foundation as it rises like the Phoenix it once was, again. With the addition of the developers, the movement has begun.



Burlington business for over 56 years  
Photos by Vivian Shipe



Petree's, a Burlington cornerstone



Oldest African American Church in Knoxville



# **CURRENT INITIATIVES**

**THE EAST KNOXVILLE BUSINESS &  
PROFESSIONAL ASSOCIATION**

**GOVERNORS FOUNDATION FOR HEALTH AND  
WELLNESS**

**(EAST KNOXVILLE'S BURLINGTON CHOSEN AS  
A PILOT)**

**EAST KNOXVILLE'S LIONS CLUB**

**BURLINGTON VISION PLAN-SPONSORED BY  
THE BURLINGTON RESIDENTS ASSOCIATION**

**THE BURLINGTON HISTORY PROJECT**



*East Knoxville Business and Professional Association  
Ms. Evertty Satterfield-President*





# East Knox, Bearden neighborhoods aim to get healthier

**Kristi L. Nelson**

Knoxville News Sentinel  
USA TODAY NETWORK - TENNESSEE

Tennessee's poor health is not a new problem. Involving community groups to drive change is not a new solution.

But it's one the Governor's Foundation for Health and Wellness still believes can work, especially when backed by a statewide program and its resources.

On Thursday, the foundation announced it's expanding its Healthier Tennessee Neighborhoods Initiative to Knoxville, with three pilot neighborhoods chosen: East Knoxville's Burlington and Bearden's Timbercrest and Wesley Neighbors.

Those neighborhoods, now working toward "Healthier Tennessee Neighborhood" designations, will create wellness councils and come up with three or more plans to encourage physical activity, three or more plans to encourage healthier eating and at least one plan encouraging abstinence from tobacco. They'll develop a way to measure whether the projects are successful, engage government leaders and provide updates to local media. The foundation will provide technical support, resources and a list of best practices.

The state, which started the initiative in 2013, already has pilot neighborhoods in nearly every county; Knoxville will be the second metropolitan area, after Memphis.

"Tennessee as a state has ranked in the bottom 10 compared to other states in our overall health measures and outcomes for the past 20-plus years," said Governor's Foundation for Health and Wellness CEO Richard Johnson. "We've never been better than about 43rd. We've been as bad as 49th ... And yet at the same time, we're in the Top 10 when it comes to the instances of chronic diseases that are largely behavior-related," including diabetes, heart disease and high blood pressure, and among the nation's highest when it comes to childhood obesity rates.

Johnson said a recent report showed those higher rates cost Tennessee around \$5.3 billion annually — \$1.1 billion more than the state annually spends on all of K-12 education. He said the state currently spends nearly one-

third of every dollar on health issues.

"The numbers are grim, but we can do something about this" from a "grass-roots" level, he said: "That's not going to happen because government dictates it. It's not going to happen just by wishing it so."

Dr. Martha Buchanan, director of Knox County Health Department, which has long had multiple programs to help engage communities in adopting healthier lifestyles, said more than 40 percent of Knox County high school students are overweight or obese. The Type II diabetes rate among children has "skyrocketed," she said.

Knox County is among the healthier counties in the state, she said, but "we're well ranked in a state that's not ranked very well" in terms of health.

"We've been telling people eat less, exercise more and don't smoke for years," Buchanan said. "It hasn't worked so well ... It's exciting to think it's not just up to us."

Jennifer Reynolds of the Timbercrest community said her neighborhood — where residents span from newborns to original homeowners in their 90s — has already made strides toward engaging residents in healthier habits: starting a community garden and, with grants from the city and Parks and Rec, resurfacing a basketball court and adding playground equipment.

"Since Timbercrest has such a diverse population of residents, there's rarely a blanket solution for all of our challenges," Reynolds said.

Among projects they're considering: distance markers throughout the neighborhood for runners and walkers, making the park officially smoke-free, and supporting back-yard gardens, with residents having weekly produce swaps.

"We're aware that being a healthy community goes hand-in-hand with being a safer, more engaged neighborhood with higher property values and a higher standard of living," she said.

Social worker and East Knoxville resident Cynthia Finch, speaking on behalf of the "very, very new" Burlington council, said that neighborhood's focus will be to create opportunities for more, safe physical activity and better access to healthy foods, along with sharing knowledge about health. Some changes — such as improving sidewalks — will





Cynthia Finch speaks on behalf of the Burlington community at the Knoxville launch event of The Governor's Foundation for Health and Wellness' Healthier Tennessee Communities program on Thursday.

BRIANNA PACIORKA/NEWS SENTINEL

require outside help.

"We're ready to do the work," she said.

The foundation's Knoxville neighborhood director, Alicia Price, said other neighborhoods will join the initiative in

coming weeks, mentioning Fountain City, Oakwood-Lincoln Park and Mechanicsville as some that expressed interest.

By 2020, she hopes the initiative will be citywide.



Below is a list of Knoxville East Lions Club Administrative Officers:

ESTABLISHED August, 2017

Albert Nelson - President

James Hudson - Vice President

Dr. Jennifer Bolden - Secretary

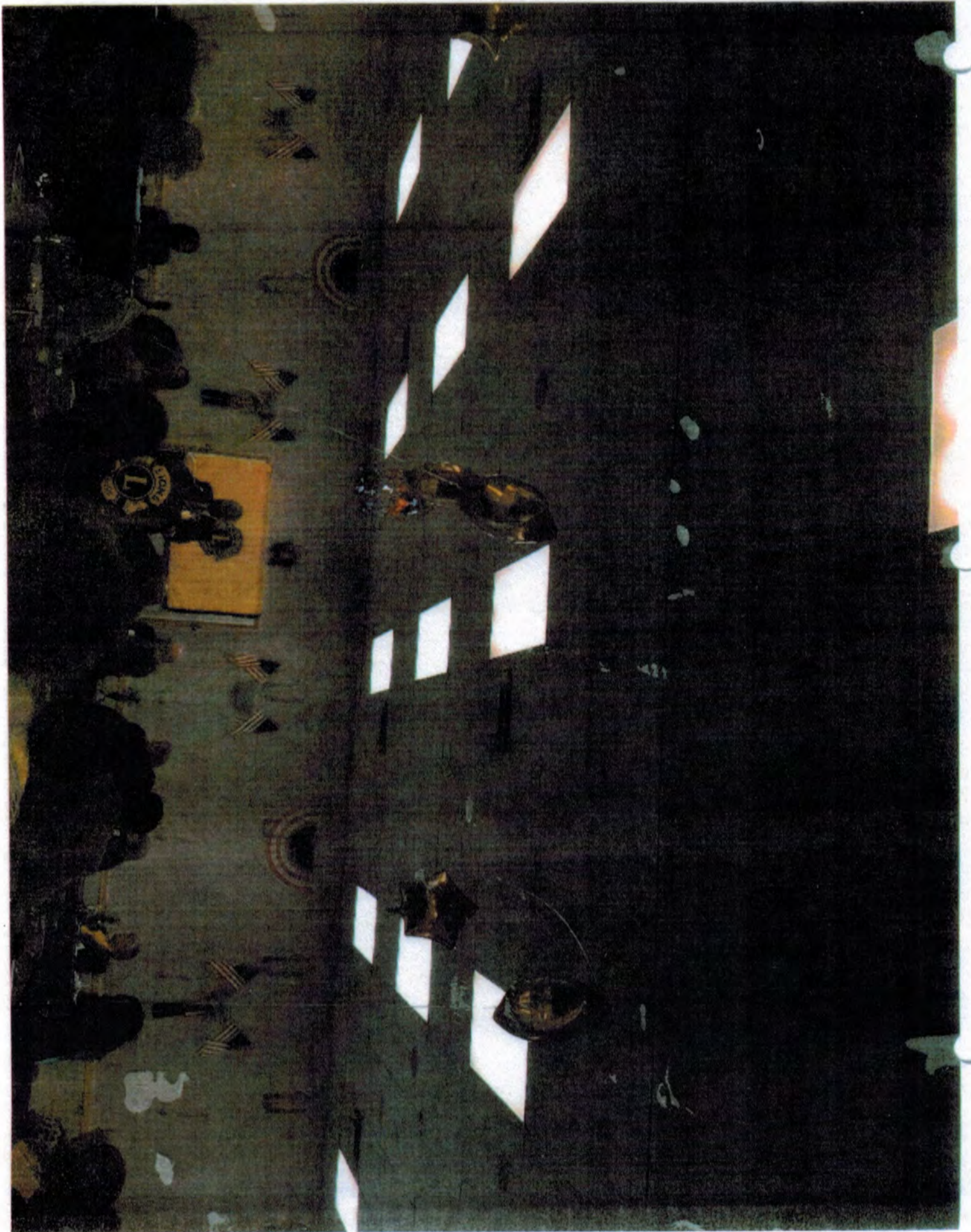
Jerome Goose - Treasurer

Brenda Nelson - Membership Chairman

Jennifer Montgomery - Public Relations

"To be the global leader in community and humanitarian service" and its mission statement is "To empower volunteers to serve their communities, meet humanitarian needs, encourage peace and promote international understanding through Lions clubs."













## BURLINGTON HISTORY PROJECT

DISCOVERING & DOCUMENTING THE HISTORY OF EAST KNOXVILLE  
& THE BURLINGTON COMMUNITY 1890 TO PRESENT.



*Ben Humphries \* 5213 Mohawk Drive \* Knoxville, TN 37914 \* 865-522-0184 \* Email: [jukebook@aol.com](mailto:jukebook@aol.com)*



# BURLINGTON VISION PLAN PUBLIC PRESENTATION



Come out and see the Burlington Vision Plan for the first time:

- See potential designs for Burlington, based on your previous input.
- Be inspired at what the area could become.
- Use what you see to continue the efforts to enhance your neighborhood.



**Thursday, May 10**

Arrive at 5:30 PM

Presentation at 6:00 PM

**Burlington Library**

4614 Asheville Highway  
Knoxville, TN 37914

**Light snacks will be  
provided.**



[www.communitydc.org](http://www.communitydc.org)

For more information and special accessibility needs please contact:

East Tennessee Community Design Center  
1300 N. Broadway, Knoxville TN 37917  
865.525.9945  
[leslie@communitydc.org](mailto:leslie@communitydc.org)





The East Tennessee Community Design Center (ETCDC) was requested by the Burlington Residents Association to develop a Burlington Vision Plan. The ETCDC then asked for, and was granted, the use of the City of Knoxville's Community Development Block Grant to support our work. This project exemplifies the mission of the ETCDC to envision, inspire and improve communities through design and our belief that all communities will be better places thanks to the benefits of quality design solutions to their built environment.

The goal of the Burlington Vision Plan is to help community members, business owners, potential developers, and government officials visualize a path for revitalization and economic development for their once vibrant downtown.

The Burlington Vision Plan is driven by ideas that were generated from gathering community input. In an effort to reach as many people as possible, the ETCDC hosted a booth at the City of Knoxville's Open Streets Event on Magnolia Avenue, held an evening public input meeting at the Burlington Public Library, and hosted a Saturday booth in the center of Burlington at the former Amvets. Dr. Dasha Lundy also hosted a booth at the Hardy Park Homecoming in Five Points. Through these meetings, the ETCDC received input from over 150 community members.

At the public meetings, community members were asked to visit five tables, or "stations", to help us gather their input on what we can do to make downtown Burlington a more desirable destination. The information requested at each station included: a map to mark where they live in relation to downtown Burlington, an area to write memories and thoughts about the history of Burlington, and an area to define assets in Burlington, as well as existing issues, problems, or concerns. They were also asked to consider commercial building types and public spaces they would like to see developed in Burlington, commercial spaces they did not want to see developed, and participate in a Visual Preference Survey, which is used to help the community members express and *define* their preferences for architectural style, signage, building setbacks, landscaping, parking areas, and other design elements.

The Burlington Vision Plan is a culmination of this input. With project advisors Ric Mixon, AIA and Dr. Dasha Lundy, the ETCDC design team has developed a rendered site plan focused on the area along Martin Luther King Jr. Avenue and Holston Drive from Kirkwood Street to the former Amvets site, and including Cal Johnson's Speedway Circle. We also developed rendered street views to further explain the plan.

The ETCDC has met with city officials, local business owners, landowners, and stakeholders to review and provide input on the plan. The Burlington Vision Plan will be presented to the community in April or early May 2018. The enthusiasm that the ETCDC has received through every step of this process has been awe-inspiring. It is clear that the Burlington community is ready for change and our hope is that the Burlington Vision Plan, along with the other exciting efforts that are underway, can be the spark for that change.

Leslie Fawaz, East Tennessee Community Design Center Studio Design Director  
March 2018



LOCAL NEWS

# East Knoxville's historic Burlington neighborhood looks for rebirth



Councilman Daniel Brown, right, talks with residents Willie Slater, center, owner of the Burlington Fish Market, and Gerald Hodge in the historic Burlington neighborhood of East Knoxville on July 13, 2016. (AMY SMOTHERMAN BURGESS/NEWS SENTINEL)

Posted: July 23, 2016

[0 Comments](#)

SHARE





Charles Holland, left, and Sam Jones work on the building facade that is slated to become the location for Brown Bag Productions in the historic Burlington neighborhood of East Knoxville on July 13, 2016. (AMY SMOTHERMAN BURGESS/NEWS SENTINEL)



Mike Tucker, left, sits with Henry Cardwell, center, and Deangelo Cardwell, right, for a meal at the Lunch House in the historic Burlington neighborhood of East Knoxville on July 13, 2016. (AMY SMOTHERMAN BURGESS/NEWS SENTINEL)



Ernie Barnes, left, cuts the hair of J.C. Worley at Barnes Barber Shop in the historic Burlington neighborhood of East Knoxville on July 13, 2016. Barnes has been in business in the neighborhood since 1951. (AMY SMOTHERMAN BURGESS/NEWS SENTINEL)



Abandoned commercial spaces in the historic Burlington neighborhood of East Knoxville on July 13, 2016. (AMY SMOTHERMAN BURGESS/NEWS SENTINEL)



PHOTOS : [Historic Burlington](#)

By [Megan Boehnke](#) of the *Knoxville News Sentinel*

The century-old former grocery store that Jervis Brown fell for had a roof on the verge of caving in and a front wall that needed to be entirely rebuilt.

A major beam needed to be replaced, the facade restored and the interior gutted.

The single-story building on Martin Luther King Jr. Avenue is storied in character and smack in the middle of an East Knoxville commercial district well past its heyday.

For Brown, it was perfect.

"That area had the higher ceilings and a little more of a flair and a feeling that I like out there in the Burlington community," Brown said.

So he snapped the property up for \$17,000 and began repairs on the future storefront for his eight-year-old video production company, Brown Bag Productions.

"I think the future is bright, but it's all about the people in the community and their vision as well," Brown said.

He isn't the only one who sees potential in the tiny commercial stretch.

Business owners, preservationists and city officials alike envision a rebirth for the district, which currently consists of roughly four blocks of mostly vacant single-story retail buildings that butt up to crumbling sidewalks.

But the area, traditionally known as downtown Burlington, could be a thriving neighborhood with locally-owned shops, quaint restaurants and broad pedestrian paths offering safer lighting and attractive landscaping, said Dawn Michelle Foster, Knoxville's director of redevelopment.



"We have so many well-defined historical structures and residents here that you want to respond to that feeling," Foster said. "But it also provides an opportunity for mixed-use (development)."

Knoxville City Councilman and former mayor Daniel Brown, no relation to Jervis Brown, has lauded the area as an ideal place for development, in the same vein as other urban districts like Happy Holler and Emory Place closer to downtown. He's also pointed to Burlington as a prime candidate for the mixed-use zoning codes the Metropolitan Planning Commission is developing for Bearden on the west side of town.

Private developers and city officials have started investing.

Down the street from Jervis Brown's building, Terri Cade-Hill, an Atlanta-based insurance agent with East Knoxville roots, has purchased three vacant commercial buildings. She plans to install a restaurant and bakery in one of those properties before the end of the year.

The city's community development office, meanwhile, has chipped in more than \$200,000 for facade rehabilitation projects, including Brown's building and one of Cade-Hill's.

Knox Heritage, with funding from the city, is putting together an application to add the Burlington district to the National Register of Historic Places, laying the groundwork for future development, said Kim Trent, executive director.

The distinction will not add any restrictions to how developers and property owners renovate buildings, but will make available tax credits for rehab projects, Trent said.

Burlington's roots as a retail center date back to the 1910s and 1920s, when the area was the end of the line for the city streetcar route, Trent said.



When urban renewal took root in downtown Knoxville in the 1950s and '60s, entire black neighborhoods were bulldozed to make way for the Knoxville Civic Auditorium and Coliseum. Those displaced residents moved east along Magnolia Avenue and what's now Martin Luther King Jr. Avenue, creating a wave of white flight as the established residents headed for suburbs to the east and west such as West Hills, Trent said.

Brown, the councilman, said his was one of those families displaced by the urban renewal efforts. As a young man, his family moved to a home just a few streets over from the Burlington corridor.

"You look at the history and you had stores, a department store. You had restaurants. Ruby's Cafe was a very popular diner," Brown said. "When you had the white flight, you didn't have the commercial tax base because people started moving away. The money left."

Others, including the Metropolitan Planning Commission's Jeff Archer and Trent, cite the extension and buildup of Magnolia Avenue as a robust commercial thoroughfare with big-box stores, chain groceries and pharmacies as another potential cause of Burlington's decline.

Some businesses continue to thrive. The district boasts a fish market, a bail bondsman and Barnes Barber Shop, which has been in business since 1951.

The Lunch House, also an institution, serves home-style meat-and-three meals to packed midday crowds on nearby Holston Drive. Lema's World Famous Chitlins has also thrived.

As urban areas outside the downtown core begin taking off — Happy Holler, the Magnolia Avenue Warehouse District, the South Waterfront and Broadway — the timing looks right for Burlington to also see a rejuvenation, Trent said. "It's about timing — people are coming back to the city," Trent said. "They (market) dynamics are definitely changing."



Down the street, Cade-Hill, the insurance agent, has owned a 5,000-square-foot storefront at 3930 Martin Luther King Jr. Ave. for more than a decade. She, too, said the timing is finally right, in her personal life and in the neighborhood.

She envisions her restaurant and bakery with pound cakes, cupcakes and gluten-free pastries. She hopes the business will be up and running by the end of the year.

"It's just a quaint little area that's nestled between Holston and the downtown area," Cade-Hill said. "It's just the history of it being a self-sufficient town back in the 1900s. The people in the area are real charming; they've lived there forever.

"It needs to be redeveloped, and it needs to be restored."

The city financed a \$56,000 refacing on the first building through a facade grant program in 2009.

Cade-Hill owns two more buildings, at 3900 and 3906 Martin Luther King Ave., that she also hopes to revitalize. One is already slated to receive a facade grant, and the other likely will also, said Ken McMahon, with the city's Office of Community Development.

Cade-Hill hopes to turn one of the buildings into a small-business incubator that could help foster new economic growth in the area.



About Megan Boehnke

Megan Boehnke covers Knoxville city government for the News Sentinel.

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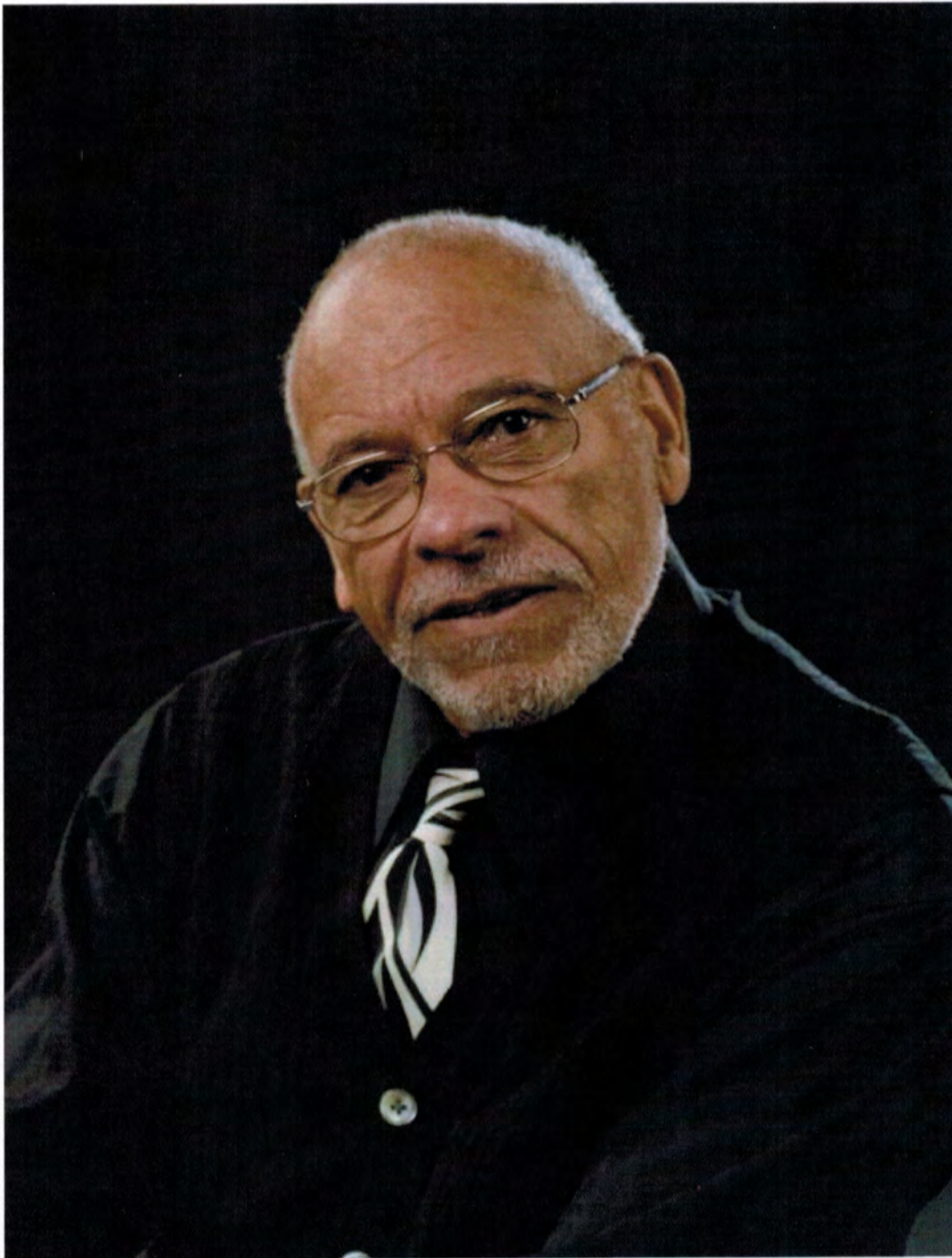


**ADDITIONAL HISTORY AND FACTS  
ABOUT  
THE BURLINGTON COMMUNITY**

**"I Love Burlington! Where We Live, Work, Worship and Play"**

# Heiskell championed Knoxville's black citizens

Robert J. Booker, Columnist Published 6:00 a.m. ET Oct. 2, 2017



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(Photo: Saul Young / News Sentinel)  
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One hundred and 20 years ago, Samuel Gordon Heiskell was an outstanding advocate for the achievement of black citizens. He was elected mayor of the city five times from 1884 until 1923 and was at the forefront of much of the city's progress. "He was a friend of education and liberal toward the Negro race," said the the French Broad Holston Country history book. Several black historical buildings attest to that fact.

Born on a farm in Monroe County on Aug. 7, 1858, Heiskell was brought to Knoxville as a child. He received his bachelor of arts degree from the University of Tennessee in 1877 and studied law at the University of Virginia. Since he was only 19, he could not get a license to practice law in Tennessee and went to Somerville, Alabama, and passed the bar.

After traveling in Europe for several months, he set up his law practice in Knoxville. At age 26 he became the city attorney in 1884. He was a delegate to the Democratic National Convention in Chicago in 1892 and represented Knox County in the Tennessee Legislature in 1895. As a legislator he passed a bill that led to the erection of a facility at Lyons View for insane black people. He was elected mayor of Knoxville 1896-98; 1900-02; 1906-08; and 1910-1915.

During his first term he built the first two new school buildings ever erected for black children in Knoxville. Heiskell Elementary at the corner of Kentucky and Campbell was dedicated Nov. 11, 1897. with 2,000 people in attendance. Maynard Elementary was dedicated Nov. 18, 1897, at 737 College Street.

On May 14, 1906, when ex-slave Cal Johnson officially gave property for Knoxville's first black YMCA at the corner of Vine and Patton, Heiskell made the presentation speech. "It affords me great pleasure to appear before you tonight, representing a colored man whom I have known from boyhood. This presentation of a \$2,000 house by him, I am told, is the largest gift of a Colored man to a YMCA."

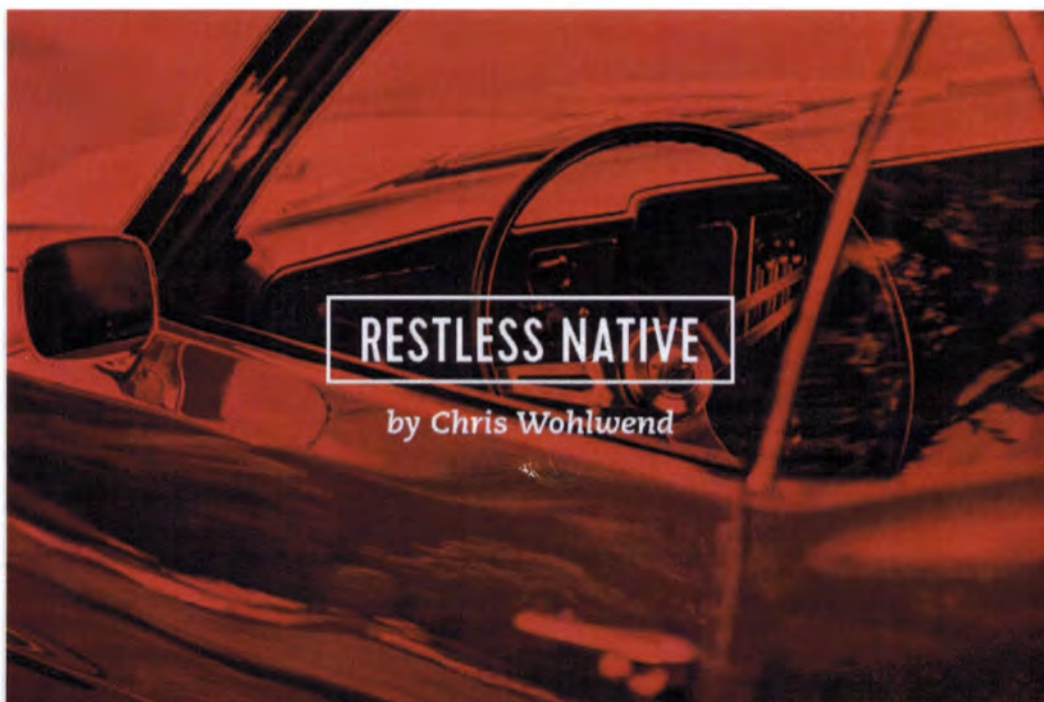
For 11 years Heiskell had listened to the urgings of professor Charles Warner Cansler before he sought the assistance of the Andrew Carnegie Foundation to build a library for blacks. Finally in 1917 he approached the foundation and received funds to build and equip it for \$30,000.

At the dedication Cansler said, "I wish to thank his honor, the Mayor and the associate commissioners of the City of Knoxville who so willingly furnished the site and agreed to the maintenance of the library out of the city's finances. The Colored people of the city were deprived of any access to a public library. This building will have served its purpose if it becomes the center of the activities of the reading Colored people of this

community." Heiskell, a historian, wrote three volumes of "Andrew Jackson and Early Tennessee History," published 1918-1921. He died Sept. 17, 1923.

*Robert J. Booker is a freelance writer and former executive director of the Beck Cultural Exchange Center. He may be reached at 546-1576.*





## A Short History of the Nicknames of Burlington

IN RESTLESS NATIVE BY CHRIS WOHLWEND DECEMBER 9, 2015 [leave a COMMENT](#)

Apparently if you grew up in the east-side neighborhood of Burlington in the 1930s, a nickname was a requirement. Almost all of my parents' male friends were known by a moniker beyond their birth-certificate name.

There was Corky. And his brother, Wheeler. They owned Moulton Brothers Amoco station. There was a guy called Babe and another who went by Cooner. One of my uncles answered to Buster. My dad was known as Fats. Until my mother put a stop to it, I was called Little Fats.

There was Smut, and his son, Slim. The operator of the movie theater was called Bunny. There was a man who went by Son, and a bootlegger called Cotton. The husband of one longtime Sunday-school teacher—and a permanent subject of church-wide prayers—was known as Sparky. The woman who played the organ at church was married to a man called Bugs. Ottie was the older brother of one of my mother's best friends.

The gunsmith who lived in a garage down the alley from my grandparents, a Cherokee, was known to everyone as Indian.



Even Knoxville politician and grocer Cas Walker had a nickname, though it probably was exclusive to Burlington. Everyone called him Boomer. If we were on our way home and needed milk, Dad would say, "I'll stop at Boomer's."

And there was the legendary Dodie, who had left home while a teenager to wander around the country, riding the rails. Periodically, when a freight car brought him back to the area, he would show up at one of the gas stations to bring his old friends up to date on his adventures. Then he would hit the road again.

Once, when my dad was telling a story of his youth, he mentioned a man who attended our church whose last name was Hockenjosh. What was his nickname? I asked.

"Didn't need one," my dad said, implying that a surname like that was differentiation enough. There was certainly no problem with his being confused with another church regular, a fixture of the gospel quartet featured at Sunday-night services. His name was Ailshie—pronounced ale-shy.

There were others who were nicknameless. Burlington's Esso station was owned by Mayford Mitchell, his given name distinctive enough so that no other name was necessary. Something wrong with your car? "See if Mayford can help" was all that was needed. Everyone knew whom you were talking about.

My grandfather on my mother's side didn't need a nickname either, since his given name was Boss. But no one called him that—he went by his initials, B.L.

The nicknaming didn't seem to carry over to females. In most cases, the given names were enough. My grandmother, Boss's wife, was Etta. My mother's circle included Ola Mae, Rosalee, Venita, and Lela.

Nicknames were not the only idiosyncratic uses in Burlington nomenclature. The last name of the woman who lived next door to Boss and Etta was Stover. And, as far as we knew, that was the only name she had. My grandmother would send me next door to "see if Stover can loan me a cup of sugar."

While he was still single, my dad ran the Texaco station a block or two away from where Corky and Wheeler operated. It was at the intersection of Rutledge Pike and Holston Drive, the last stop heading northeast out of town. And, like Mayford's and Moulton Brothers' and other service stations of the era, it was a neighborhood gathering place.



As such, it figured into many of my dad's laconic tales. One story provided my introduction to Cooner. Early one warm evening, dad said, he and Cooner were sitting out front, swapping stories, when a bootlegger of their acquaintance pulled in.

"He had a sack full of quarters and half-dollars that he wanted to change into bills," dad said. "I couldn't help him and steered him to the five & dime up the street.

"I guess he was in a hurry because he left the motor running in his Ford. When he was out of sight, Cooner jumped into the Ford and drove off."

What did the bootlegger do when he saw what happened, I wanted to know.

"He wasn't too happy. He cussed and kicked and yelled for a while. Finally, he called somebody to come get him. They drove off, headed out Rutledge Pike."

What happened to Cooner, I asked. "I don't know," dad said. "I never saw him again."

# Cal Johnson's First Speedway

IN THE SCRUFFY CITIZEN BY JACK NEELY MAY 24, 2017 [leave a COMMENT](#)

[Suttree Landing Park](#) looks nautical, with little pocket lookouts for picnics or contemplation almost like jetties. Stand at one of these promontories on a Saturday afternoon and you can hear beery-sounding laughter from half a mile away, across the river, from the marina or the apartments on the bluff.

It says something about Knoxville that we're willing to celebrate a book that few Chambers of Commerce would countenance. A lesser city's Chamber would review three paragraphs of *Suttree* and respond, "Well! I never!"

If Cormac McCarthy's sometimes harrowing novel *Suttree* is not flattering in any conventional sense, with its descriptions of ratty scavengers, desperate sexual practices, revolting flotsam, awful whiskey, rabid bats, and suicide, with a subtle wash of typhoid, it's perhaps the longest description of Knoxville ever published, and it accomplishes something that few Chambers of Commerce do. It makes the city sound pretty interesting.

I can't speak for everybody, but journalists prefer cities that are interesting, and I think *Suttree* is fine.

And Suttree Landing Park is interesting, itself. It's approximately where the possibly fictional character Suttree, in an impulsive act of targeted civil disobedience, disposed of a stolen police car.

Maybe, if that car is no more fictional than most of *Suttree* is, it still abides in the opaque, inscrutable river. Divers assure me there are indeed cars down there.

From here you can see, across the river, that one old round stone tower that has puzzled boaters for decades. It looks almost medieval, with apertures that suggest gun placements. It's not surprising people have taken it for an ancient fort.

In fact it's the old intake tower for Knoxville's ambitious water system. After a century of drinking whatever the river had handy, a private water company installed a state-of-the-art pumping and filtration system, modern for 1894. That Norman fort is all that remains of a much-larger network of water facilities. It's more than twice as old as it needs to be to qualify for the National Register of Historic Places, but I've never heard that suggested.

The intake tower is much taller than what you see now, with the river at deep summer levels. Most of it's underwater. When the men were building that intake tower, perhaps they took a break with a



wienerwurst sandwich, and looked over at this side. What they saw over here might have been a horse race.

Today, even many who aren't history scholars know that Cal Johnson, the astonishingly ambitious slave turned business tycoon, built a horse-racing track in East Knoxville, and that it's now a residential cul-de-sac known as Speedway Circle. It's less well known that before he opened that racetrack in 1897, he had another one, and it was on south bank of the river.

I occasionally see references to "Johnson's Racetrack" on the south side. I found some clues to its location from the late antiquarian Ron Allen, whose research indicated that it was between Sevier Avenue and the river, "east of the slaughterhouse."

In his book *Knox-Stalgia*, Allen wrote that the racetrack first hosted events in 1881, when the site hosted a fair whose main attraction was horse racing. One such race was a setting for the escalating disagreement that led to the triply fatal Mabry-O'Conner gunfight on Gay Street the following day.

According to Allen, Johnson didn't build this racetrack, but acquired it sometime during its first decade. An owner of racehorses, and a sometime jockey himself, Johnson had a natural interest. Johnson's Racetrack welcomed horse races, footraces, and bicycle races. In 1894, it hosted the opening of the horse-racing season, but also bicycle races sponsored by the Knoxville Racing Wheelmen. Some races drew as many as 2,000 spectators.

Johnson made his racetrack available to everybody, and for a few years it was central to entertainments attracting the white majority. Champion athlete and future war hero U.S. Brig. Gen. Cary Spence won a footrace there in 1891. But the riverside amenity seems to have been especially valued by the black community. A group of "colored bicyclists" known as the Marble City Wheelmen had meets there. An Emancipation Day festival was held at Johnson's Racetrack on Aug. 8, 1895.

It stayed lively, at least occasionally, for some years after Johnson opened his better-remembered new track in East Knoxville in 1897. The university, which lacked its own track, was still using the South Side Track for track meets as late as 1917.

Allen refers vaguely to finding the racetrack on an 1895 map. I assumed he referred to the giant, intricately detailed 1895 map of Knox County that's framed on the wall at the McClung Collection. The slaughterhouse is noted thereon, but not a racetrack. However, with the help of librarians at McClung, I found the map Allen referred to, a city map, that happens to include some suburban areas, as this was then.

On the south side of the river, right there, is a long, neat oval, and very clearly noted, RACE TRACK. It looks like a precise half-mile circuit. Everything else has changed, but the water intake is indicated on the map, directly across the river.

As it still is today. Suttree Landing is on the same patch of flat floodplain. A month ago, the mayor held her annual budget luncheon at Suttree Landing Park in early May, and hundreds of big shots attended. But Knoxville hasn't discovered Suttree Landing yet. Last Saturday afternoon, most of the parking places were empty. But a few daddies were playing with their kids on the playground. Walkers in recreational togs strolled with determination. A couple of very young men were exploring the jetties, wearing ties like the Hardy Boys in the 1920s. I first took them for Jehovah's Witnesses, but then concluded they were freshly minted high-school graduates.

Not long ago, this was a spooky post-industrial wasteland. But Saturday, I'm happy to say, I was the sketchiest person on the South Knoxville waterfront. I'll likely be even sketchier next time, because I may be running laps trying to sketch the route of an ancient oval.

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### Jack Neely

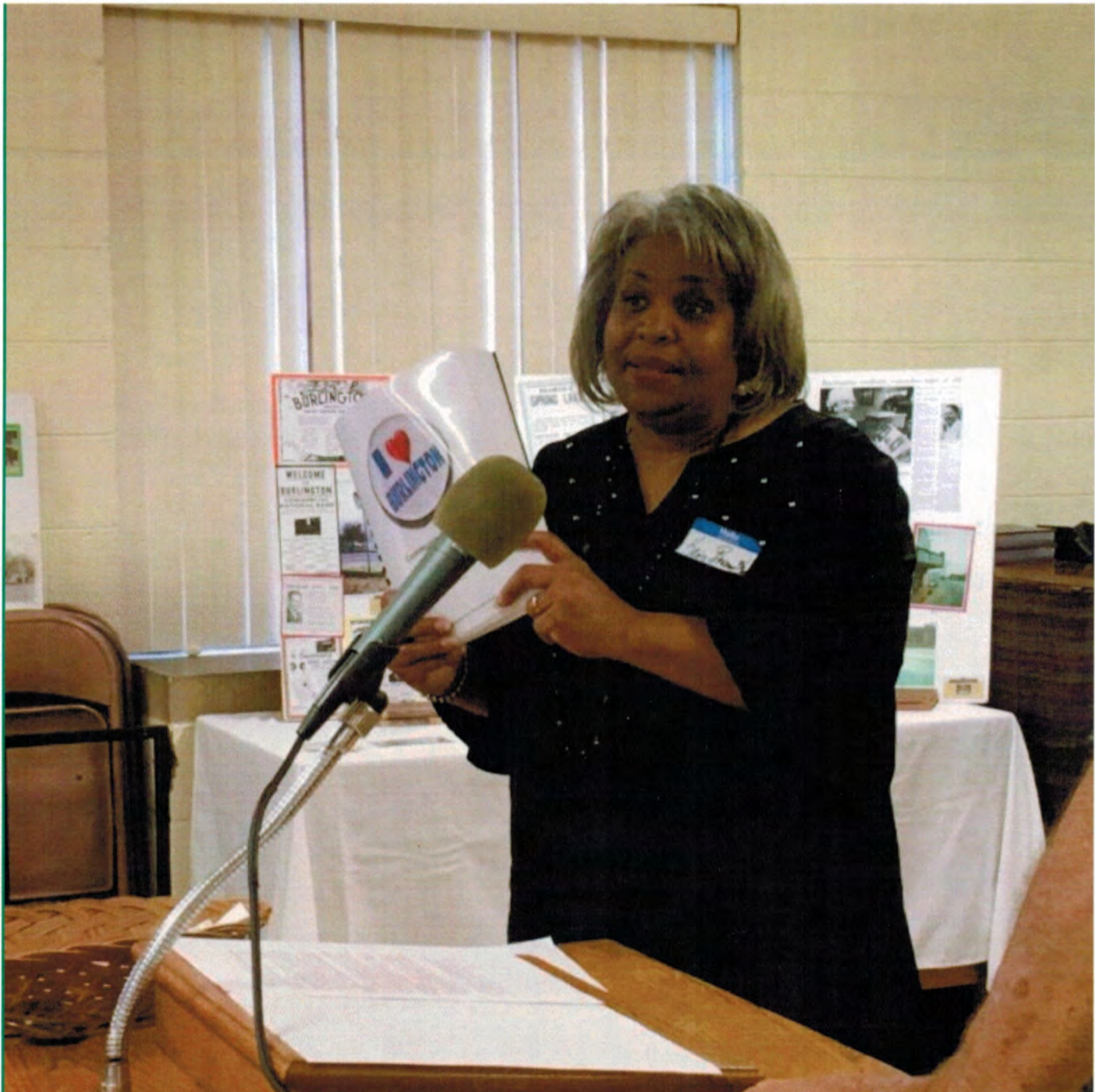
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Jack Neely is the director of the Knoxville History Project, a nonprofit devoted to exploring, disseminating, and celebrating Knoxville's cultural heritage. He's also one of the most popular and influential writers in the area, known for his books and columns. The Scruffy Citizen surveys the city of Knoxville's life and culture in the context of its history, with emphasis on what makes it unique and how its past continues to affect and inform its future.



## Ye Olde Burlington Gang gets blast from the future

Betsy Pickle July 2, 2018 [Feature](#), [Inside 640](#)



Keira Wyatt talks to the Ye Olde Burlington Gang as president Jerry Hillard listens. (Photo by Betsy Pickle)  
Every year on the fourth Thursday in June, Ye Olde Burlington Gang meets at Macedonia United Methodist Church on Holston Drive in East Knoxville.



Every year the group is a little grayer, and somewhat smaller, but they greet each other with big smiles and happy memories of Burlington, the once-bustling neighborhood where they grew up. They treat each other to a potluck dinner that always includes plenty of chicken, potato salad, beans, deviled eggs, cakes, pies and brownies.

And corn. This year's dinner included at least five dishes of corn, not counting cornbread.



Old advertisements reflect the business community that once thrived in Burlington.

Every year, old friends reconnect and reminisce over the delicious food, and then there's a short program, usually focused on the heyday of Burlington and its downtown. Jerry Hillard, who was re-elected president of the group Thursday night, read from a history of downtown Burlington this year.

But this time, the program wasn't all eulogy. There was an injection of energy, a glimpse of the future of Burlington.

Keira Wyatt, executive director of Connect Ministries, spoke to the group about the energy building in Burlington. Thanks to support from the city of Knoxville and the East Tennessee Community Design Center and the efforts of community and business groups such as the Burlington Residents Association and the East Knoxville Business and Professional Association, Burlington has the opportunity to shine again, she said.

Through the "I Love Burlington" initiative, residents have given input on what they want to see happen in the area: a thriving business center; well-lighted, walkable sidewalks; green spaces. There is much to be done, but Wyatt said the community is devoted to the renovation, and she invited the Ye Olde Burlington Gang to join in the efforts.

As Wyatt spoke, audience members nodded their heads in approval. A revitalized Burlington seemed possible.



Perhaps next year, the gang will spend more time talking about the “new” than the “olde.” Optimism and fried chicken – sounds like a great menu.



Ye Olde Burlington Gang members listen to Keira Wyatt’s remarks.







## C.O.N.N.E.C.T. Ministries: Giving 'Second Chances'

By Vivian Shipe

Knoxville TN- They come in every day. A steady stream of men, women, youth and children, some as young as 14. They come for a variety of life reasons: many have fallen on hard times, some, like the 700 who came thru the door unannounced in 2018 are homeless; many are in danger of losing their homes or having their lights shut off, many need help with deposits to get a home or an apartment. They also serve many hundreds more all thru the year thru referrals from the community and organizations they partner with.

Whatever the reason, C.O.N.N.E.C.T. Ministries, which stands for Community Organizations Networking Neighborhoods Encouraging Change Together, has been helping these citizens one soul at a time for over 13 years. Under the direction of Executive Director Keira Wyatt, the organization, which started in 2006, works out of a little white building located in the heart of East Knoxville. Within these walls lies a multitude of help.

The mission of this 501(c) (3) is "Serving God by Serving Each Other." They are a hands on, boots on the ground, resource center. Their services are in house, they have gap programs and are skilled at finding help for those who need help. Some of their many programs include, the Prince E. Gillenwater Roundtable: a mentoring support group for men about men, Project Fresh Start, a program for at risk youth ages 14 to 24, and an apprenticeship/training referral program designed to help community members with low to moderate incomes get training needed to become gainfully employed.

The organization has worked for years to reduce recidivism, which is the tendency of a convicted criminal to reoffend by helping with resources and referrals to reengage the person back into the community and is currently working to turn the rising tide of child and youth suicides by working to raise awareness, expose the root of what makes a child want to take their life,



Executive Director Keira Wyatt has always met her clients needs with respect and a smile at C.O.N.N.E.C.T. Ministries for 13 years. Photos by Vivian Shipe



The little white house with the big blue sign lights the way for those in need.

thru 23:11, " But he that is greatest among you shall be your servant", strives everyday to help those who need help by linking them together with the community, city government programs, and service providers. They are located at 2340 E Magnolia Ave Knox TN. 37917. For more information on how to partner with them or to help them help others, they can be reached at : www.connectministries.net. The phone number is 865-851-8005.

C.O.N.N.E.C.T. whose foundation is based on Mat-