

S.U.P. 09-203 –  
SOUTH PARKWAY EAST AND WALKER AVENUE

LETTERS OF OPPOSITION

**From:** Cooper Young Business Association [cyba@bellsouth.net]  
**Sent:** Thursday, January 31, 2008 2:49 PM  
**To:** info@cooperyoung.org; Jones, Donald  
**Cc:** Sutton Mora Hayes  
**Subject:** Re: Zoning Request  
Mr. Jones,

We at the Cooper Young Business Association can not support this request for a Special Use Permit and stand behind all the comments made by Mrs. Sutton Mora Hayes, Executive Director of the Cooper Young Development Corporation. This is the type of property that we have been moving away from for the last 20 years. The success of such a permit would be taking several steps backward and would not be consistent with our fight to preserve and promote a better business climate in this neighborhood.

Tamara Walker  
CYBA Director

----- Original Message -----

**From:** Cooper Young Community Association  
**To:** John.Jones@memphistn.gov  
**Cc:** cyba@bellsouth.net ; Sutton Mora Hayes  
**Sent:** Thursday, January 31, 2008 11:51 AM  
**Subject:** RE: Zoning Request

Dear Mr. Jones,

I had asked the Cooper Young Development Corporation their opinion on this request and below is there response.  
We at the Cooper Young Community Association agree with them and will not support the request for the Special Use Permit.  
I have received the packet from the Office of Planning and Development, and I will respond promptly.  
If I may be of further assistance, please contact me.

The email address for the Cooper Young Business association is: [cyba@bellsouth.net](mailto:cyba@bellsouth.net)

Thank you,

Maggie Cardwell, Community Director  
Cooper-Young Community Association  
2298 Young Avenue  
Memphis, TN 38104  
901-272-2922

Maggie –

I went out and looked at this property, and I would be inclined to say that Cooper-Young should be unsupportive of this request. There are several reasons:

1. Although this lot may still be zoned C-L, an auto sales/repair shop is an inconsistent use with the neighborhood. This lot backs up to a block of private residences, and several of those residents have complained to me about noise and other environmental issues. The most notable of which is that the **current occupants of this lot have been keeping chickens on the property which add to the noise and "scent" issues with the lot.** I know that they have been using it for this purpose (auto sales/repair

shop) for many months already, but this property takes away from the value of the homes it sits adjacent to because it is not well-kept and the environmental issues above concern potential residents.

2. Since this place has been operating (I would estimate a little less than a year), the lot has been kept in atrocious shape. The fences are rusted and overgrown with grasses and other plant life during the summer months. The many, MANY junk cars that appear to just sit on the lot take away from the residences and the neighborhood and make this one very unattractive neighbor. The "signage" they use is a wooden sign with spray paint on it leaned up against the inside of the fence. Located on the corner of Walker and Parkway, this property serves as a gateway of sorts, and does not represent what our neighborhood likes to see in a business neighbor. There are a lot of business in this neighborhood that live up to our standard of well-kept, attractive places. Two of those places (located on Central) are even car lots. This place has no regard for how it makes the neighborhood look.

Until some of the major quality-of-life issues with this property are brought up to standard, I would not want to give the owner a chance to do anything new with the property. It does not appear that they can keep up the property as it is now. I've attached two pictures I took of the property. You can see the junk and overgrowth.

Let me know if you have questions.

Sutton

-----Original Message-----

**From:** John.Jones@memphistn.gov [mailto:John.Jones@memphistn.gov]

**Sent:** Wednesday, January 30, 2008 10:55 AM

**To:** info@cooperyoung.org

**Subject:** Zoning Request

Technically this is a request for a Special Use Permit to allow vehicle sales and repair. Have you received a packet of information from the Office of Planning and Development regarding a request at the southwest corner of East Parkway South and Walker.

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No virus found in this incoming message.

Checked by AVG Free Edition.

Version: 7.5.516 / Virus Database: 269.19.17/1253 - Release Date: 1/31/2008 9:09 AM

Ferguson

From: Joe Ferguson [joe.ferguson@crye-leike.com]  
Sent: Wednesday, February 13, 2008 2:10 PM  
To: Jones, Donald  
Cc: blueferg@aol.com  
Subject: sup08203

Dear, Mr. Jones,

I am writing on behalf, of my mother, Gloria Adams Ferguson, who owns residential/rental property at 1008 Bruce @ walker.

My great-grandfather built the home in 1920 as a single-family residence for my grandfather, to raise his children. It has been in our family for 87,plus,years and have invested considerable amount of monies to rehab/restore, the residence,as a duplex, in hopes of increasing the property value.

She and her heirs, strongly oppose, the proposed use of E. Parkway @ walker,as a car repair shop, as it will certainly add,yet another blight, to The Cooper- Young area, which will erode the property values, in this historic area.

Sincerely,  
Joe Ferguson  
Crye-Leike Realty  
901-756-8900 Ext 894  
901-827-0707 cell

2/13/2008

Mr. Donald Jones  
Office of Planning and Development

Re: Case #SUP08-203

Dear Sir:

As a founding member of the Cooper Young Association and my husband Richard having served a number of years as President, we are deeply concerned over this matter. When our group was founded, many residents wanted to leave out the area surrounded by Parkway, Young, Southern and Cooper. Mr. Long, who lived on the south west corner of Bruce, the Whitesides, Kings and many others in that area took a petition around requesting we include them. Mrs. Helen Corbett made a wonderful speech stating that blight grows and eventually it would spill over to the rest of the area. It was agreed to take in this area as part of the Association. At that time Bruce was one of the more stable streets. McDonalds talked us into letting them take the residential part of Bruce. I have the original plans and to this day the screening and things promised have not happened. Their lot facing Bruce is a hang out during the night for many questionable activities. We have had at least one rape there that I know of.

A lot of money is about to be spent on the Fairgrounds. The residential corridor stops at Parkway and Young. It does not make good sense to continue to spread more blight in this area instead of working to make it compatible with the rest of the Parkway. The residents have put up a courageous battle to try to save this section of Bruce. Several lovely homes have recently been built. No developer will want to take a chance on Bruce if you start giving out special permits etc. I think Bruce still has a chance to be saved. Please don't condemn them to further deterioration – please vote against the special use permit case #SUP 08-203. Thank you for your consideration

Barbara J. Vandemark  
Richard Vandemark  
690 Anderson  
Memphis, Tn. 38104  
9012763715