

# The EVERGREEN NEWS

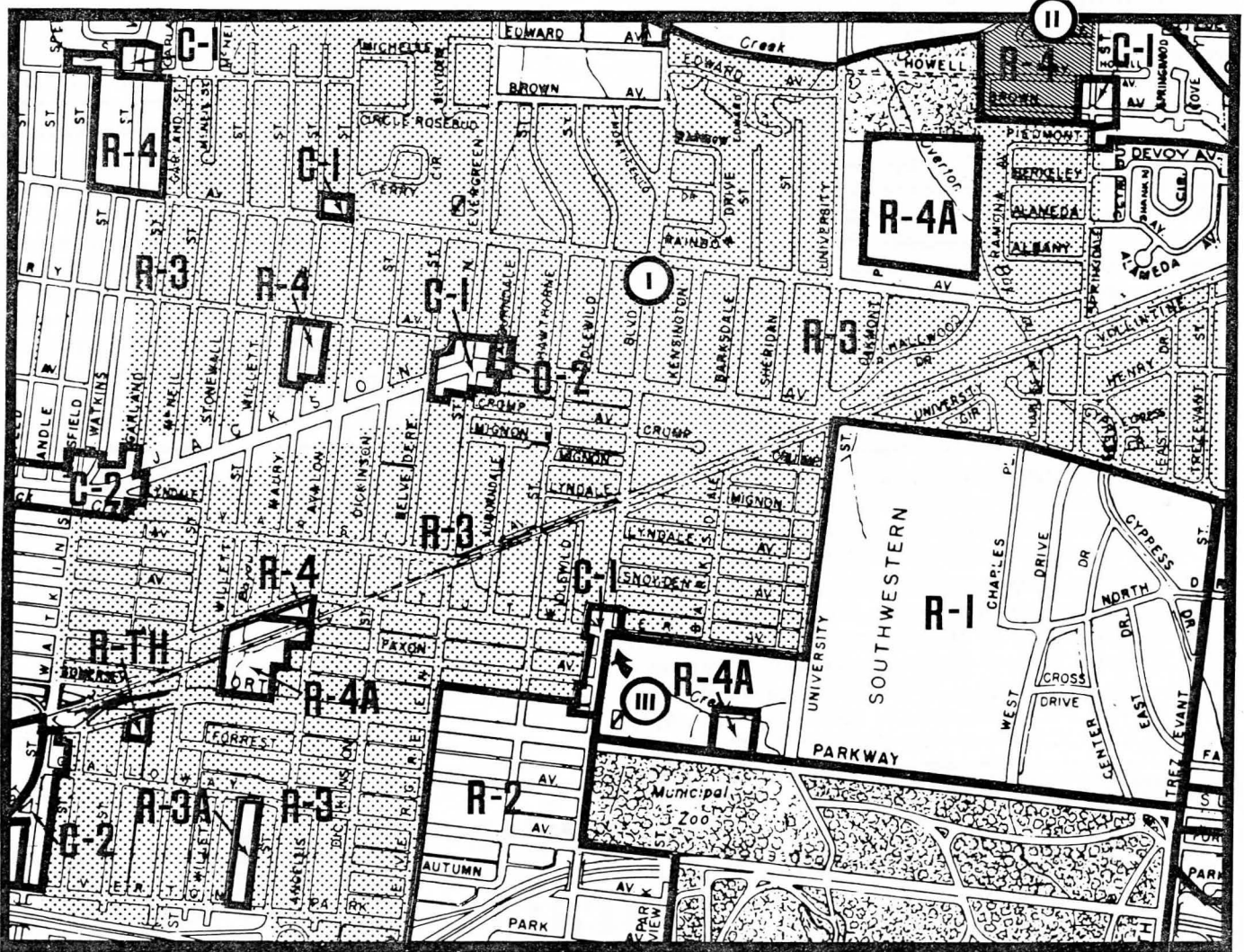
A Neighborhood Newspaper Sponsored by Vollintine-Evergreen Community Action Association

## VECAA Proposes Rezoning

For over a year various committees of the Vollintine/Evergreen Community Action Association have been working on various aspects of a neighborhood plan. The greatest amount of effort has been expended on the development of recommendations for rezoning certain portions of the community. The proposed zoning changes have been approved by the VECAA Steering Committee and are being presented through this article to

GEORGE BRADFUTE and JERRY JORDAN. HERSHEL LIPOW of the City's Policy Planning and Analysis Office has served as an advisor.

Zoning represents a policy guide for the preservation and growth of a neighborhood. When developed in conformity with a city-wide comprehensive plan, it is a legal regulatory method of controlling land use. Zoning is probably the most commonly used tool to imple-




the general public. A hearing is scheduled for April 19 (see announcement below) in order to allow community feedback on the recommendations.

Those community residents who have worked to develop these zoning recommendations are JOE HOUGH (chairman), JIM KINCAIDE, RICK THOMAS, PETE MACE,

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A PUBLIC HEARING will be held on Monday, April 19 on VECAA's proposal for rezoning in your neighborhood. If VECAA is to convince the Planning Commission that these changes are needed it needs your approval and support. McLean Baptist Church, 7:30 p.m.

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ment a city's residential, open space, institutional, industrial and commercial goals.

Most of the zoning districts in Memphis were drawn up many years ago and, although some variances have been granted, most areas still have classifications of long standing. An implication of this is the fact that many neighborhoods, including the V/E community, are characterized by land uses that do not correspond to the zoning districts.

As indicated by the code numbers on the accompanying map, the V/E area is primarily zoned for duplex usage. R-3 areas are zoned for duplex, R-1 and R-2 for single-family usage, R-TH for townhouses and R-4 for apartments. Other code numbers include C-1 and C-2 for commercial usage and O-2 for office zoning.

The V/E community is predominantly characterized by single-family dwelling units with duplexes concentrated along such streets as Watkins, Jackson and Brown. Major apartment complexes are located on University, North Parkway, Overton Park and Watkins. The neighborhood also has an abundance of institutional uses such as Southwestern, the National Cotton Council and numerous schools and churches. Several commercial centers provide convenience shopping within the neighborhood. Additional businesses of a city-serving nature are located on the periphery of the area.

From an analysis of the existing zoning districts, the existing land use and a variety of other factors, the committee determined that a major consideration had to do with the fact that most existing usage (i.e., single-family dwellings) does not conform to existing zoning (i.e., duplex). Therefore, it would be possible for developers to remove most of the houses and replace them with duplexes. Although this is not likely, VECAA officers feel that the zoning should conform to the usage while maintaining an adequate variety of housing in the neighborhood. This disparity between zoning and usage provided the basis for the major recommendations in this proposal.

The shaded areas on the map represent areas recommended for rezoning. The following proposals have been made by the planning committee:

- 1) Rezone all areas presently zoned R-3 (duplex) but predominantly occupied by single-family dwellings to an R-2 classification. This is Area I on the map and affects much of the neighborhood.

R-3 zoning would be retained in areas now characterized by extensive duplex development (such as the lots facing Jackson between Wat-

kins and Evergreen) and areas that serve as a "buffer" between other usages and single-family usage (e.g., the duplexes around the University Cabanas).

- 2) Rezone the area in the northeast corner of the community from R-4 to R-2. This is Area II and the rationale for rezoning is the same: most of the usage is single-family.

- 3) Rezone the northeast corner of Tutwiler and McLean from C-2 to O-2. The present usage is as a residence/dental office. Such rezoning would allow for current usage to continue but would lessen the potential for commercial expansion along Tutwiler.

All other areas would remain as they are presently zoned. The purpose of these recommendations is to assure the preservation of the single-family residential nature of the neighborhood while allowing for an adequate number of duplex and apartment units. Within the context of a comprehensive neighborhood plan, these recommendations will provide guidelines for the future growth and preservation of the entire VECAA community.

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## Meet The Neighbors

by Kris Menard

TORBJORNSALL of Hoor, Sweden, is currently spending the year with Nancy and Jim Vest of 667 N. Idlewild. Sponsored by the International Cultural Exchange program, he is a senior at Central High School.

During his previous school year in Sweden, he saw a notice for the exchange program posted on the bulletin board. After writing a detailed biographical paper and obtaining the recommendations of several people, Torbjorn was chosen from all the youth of Sweden to participate as an exchange student. It is easy to see why such a personable, intelligent young man was selected for the honor.

Coming from a small industrial town of 5,000 citizens, Memphis was not the shock some people might suppose. Torbjorn agrees that all major metropolitan areas are much the same, regardless of location. However, he doesn't like riding in the car so long between destinations which living in Memphis requires.

In Sweden he began his study of English at the age of nine and has a remarkable comprehension of the language. (Speaking of languages, Mr. Vest is a French professor at Southwestern University. In exchange for French lessons, Torbjorn is teaching Swedish to Mr. Vest.)

Although he was familiar with American history and geographical divisions, Torbjorn says there is a more distinct difference between Northern and Southern attitudes than he had originally supposed. Americans, he observes, are even more friendly and open than their reputation. The distance on maps of the United States are misleading, and this is a larger country than he thought. However, Sweden and the United States are both highly industrialized nations and the difference between life styles is minimal.

The school system he has found is somewhat different here. In Sweden the lower school system spans nine years of obligatory subjects. After successfully completing these courses, a student progresses to a higher school for a period of two or three years, depending on the course of study. A student must declare a course of study before proceeding to this higher school. Ninety percent of Swedish youth continue to higher education. Torbjorn has chosen natural science as his field.

Students all over the world are similar, Torbjorn states. A few minor differences do exist. Because one must be 18 before obtaining a driver's license in Sweden, there is less emphasis on cars among students. However, most students have their own motorcycle and this is their major source of transportation. American rock music is popular in Sweden. Alice Cooper and David Bowie were not strangers to Torbjorn. There are however, fewer social activities associated with schools in Sweden. A person interested in athletics joins a club specializing in that sport. The membership fee is nominal, and all equipment and facilities are supplied by the state. Because these clubs draw members from large areas, much of the competitive spirit among schools seen in this country does not exist in Sweden. Swedish students do seem to possess a better attitude toward their studies. There is more emphasis on the exams in Sweden, and less on homework assignments. After completion of this higher school, all students go into one year required military service. After this, 25% of the students proceed to one of the five state universities. All expenses are paid by the state and the fields of study are quite specialized.

Food is an international interest. Pumpkin pie and turkey are two American favorites Torbjorn has discovered. Swedes drink more milk and eat more potatoes than Americans, however.

Torbjorn's first Christmas in America was not much different from those in Sweden, although there is more religious emphasis in our celebration. In Sweden 90% of the people who attend church are over 60 years of age.

Before Torbjorn returns to Sweden the Vests hope to take a trip through the country. He would like to go west to see the Grand Canyon and the Rocky Mountains. He has also enjoyed several family camping trips with the Vests.

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### I-B Meeting

The City's Community Development Office held another in its series of meetings concerning the I-B priority area. The portion of the V/E area affected is that bounded by Vollintine, Evergreen, Cypress Creek and University. Residents in this area are being asked to provide input into the City's plans to spend nearly \$3 million on improvements in this part of the City. THE NEXT MEETING ON THE I-B PRIORITY AREA WILL BE WEDNESDAY, APRIL 21 at McLean Baptist Church at 7:30 p.m. You have to attend to influence the way in which this money is spent.

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## Evergreen Thumbs

by Karen Tynes

Spring has brought storms, tornadic winds and all those beautiful azaleas that abound in the V/E neighborhood. This is one of the loveliest times of year despite the weather as there are so many homes that feature not only azaleas but dogwoods, tulips, jonquils and hyacinths. The J. W. Hydes at 1858 Rainbow Dr. have a garden that often stops traffic. Mr. Hyde has over twenty different varieties of Azaleas including a "Treasure", that is over fifty years old. It was originally planted by Mrs. Hydes father, C. C. Jones and came from his garden. Mrs. Hyde has also been active in beautifying Memphis for years. She worked on the City Beautification Committee that designed and planted the dogwood and crepe myrtle trees along Riverside Drive some thirty years ago under Mayor Crump.

The central feature of their garden is a low brick wall that encloses the backyard. Against this they have planted every imaginable color of azaleas. Earlier in the year they had a show of crocuses blooming at the base of the huge trees that line the side of their property. Even when the azaleas finish blooming, their yard is one of the loveliest in the neighborhood. Mr. Hyde can often be seen working outside and loves to show his place to interested passers-by.

Another interesting garden is Lou Coffey's at 672 N. Belvedere. She has camellias as well as the azaleas. Her garden even includes a wild azalea which, although not as showy as the hybrids, are well known for their heavy fragrance. Behind their yard proper they have a wilder place that is fenced and kept locked to furnish a sanctuary for birds. Even here though there are roses and iris and a profusion of violets that make the street side attractive.

There are, of course, many others. In the block of McLean between Jackson and Vollintine almost every house looks like an advertisement from a seed catalogue. If you haven't seen them yet be sure to drive by during the next couple of weeks. Jackson Avenue provides some spectacular displays also. The yards at 896 Kensington and 2067 Hollywood are other places that deserve special mention. And, of course, all of N. Parkway from Watkins to the park is just

beautiful this time of year. So, when the rain stops and the sun comes out, take a tour, by car, bike or even on foot, and see the spring sights your neighborhood has to offer.

## Circulation

The distribution of the Evergreen News has been taken over by the recently-reactivated VECAA communications committee and various improvements are being made to assure fast and thorough circulation. JOE HOUGH, chairman of this committee, wants anyone who is not receiving the News on a regular basis or who wants to deliver on his street to call him at 274-5551.

The Vollintine-Evergreen Community Action Association (VECAA) is a non-profit neighborhood organization founded in 1970. Its boundaries are roughly Watkins, Cypress Creek, Trezevant and Overton Park Avenue. VECAA's initial goal was to enhance and maintain a stable biracial community with quality housing, services and facilities. It has been active in promoting stability, assisting in school desegregation, opposing commercial rezoning and in general promoting those activities that serve to create a viable mid-town community.

Vollintine-Evergreen Community Action Association  
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