

# CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

File Number: 12-B-17-OB                      Related File Number:  
Application Filed: 10/31/2017              Date of Revision:  
Applicant: OAKWOOD LINCOLN PARK NEIGHBORHOOD ASSOCIATION

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 999 999                      Jurisdiction:  
Size of Tract:  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                                      Density:  
Sector Plan:                                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason: Appeal of Infill Housing Design Review Committee approval of Certificate of Appropriateness for Habitat for Humanity at 431 East Springdale.

## ZONING INFORMATION (where applicable)

Current Zoning:  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.: Appeal of Infill Housing Design Review Committee approval of Certificate of Appropriateness for Habitat for Humanity at 431 East Springdale.

## **MPC ACTION AND DISPOSITION**

Planner In Charge:

Jeff Archer

Staff Recomm. (Abbr.):

MPC staff recommends denial of the appeal of the Infill Housing Design Review Committee's (IHDRC) decision to issue a Certificate of Appropriateness (COA) for 431 E. Springdale Avenue.

Staff Recomm. (Full):

MPC staff recommends denial of the appeal of the Infill Housing Design Review Committee's (IHDRC) decision to issue a Certificate of Appropriateness (COA) for 431 E. Springdale Avenue.

Comments:

This project was first presented to the IHDRC in early 2016, over the eighteen month there have been three applications and certificates issues, two have been nullified through the appeal process, leaving us now with the third appeal. Oakwood Lincoln Park Neighborhood Association (OLPNA) and Knoxville Habitat for Humanity met independently of the IHDRC meetings to discuss design details of the house and many issues have been resolved, but there still issues that OLPNA would like addressed in the proposal and they do not believe the proposal meeting the design criteria state in the Heart of Knoxville Infill Housing Design Guidelines. The issues presented in the appeal pertain to (1) mass and scale, (2) housing orientation, (3) windows and doors, and porch columns. Staff has provided a more in depth narrative of considerations made by the Infill Housing Design Review Committee concerning these four points of the appeal, detailed below:

1. Mass and scale  
During the September 20th IHDRC meeting, members of the OLNPA discusses and presented material to the committee, illustrating that the exterior wall height on the original houses on the block are in the range of 9-10 feet. The applicant proposed 8'10 1/4" on their application. During the meeting it was discussed how the wall height on the application was measured from the bottom of the eave and not the top of the exterior wall. Also the committee discussed how the guidelines were meant to address large differences in scale, like a one versus two story house, not a difference of inches. The committee discussed how there is slight variation in height and scale currently on this block. During the meeting the neighborhood discussed that the width of the house was not consistent with dimensions of existing houses on the block. After reviewing material provided by OLPNA, applicant, and reviewing the block the IHDRA interpreted the proposal to be in the dimensional range (27' to 35') width of the existing houses. In the appeal form, it states that the proposal is missing a full length porch, but the committee saw other examples of historical houses on the block that did not have a full porch, like the existing house at 407 E. Springdale Avenue.
2. House orientation and side yards per #2 in guidelines.  
The IHDRC felt the proposed house orientation was consistent with the layout of the block and consistent with the guidelines. Traditionally, houses have been centered on 50' wide lots on this block and have access from the alley, resulting in similar side yard setbacks. The proposed 11' side yard setbacks are similar to existing houses found on this block. In addition, Habitat for Humanity presented a larger house  
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with 8' side yard setbacks in their first application, but the neighborhood cited the house was too large during the appeal process.
3. Windows and doors per #6 in guidelines.  
The window and door selection and spacing can be found similar to other houses on the block, a good

example is 407 E. Springdale. The committee felt that the proposed doors and windows follow the craftsman style, as depicted in the guidelines.

#### 4. Craftsman columns.

The committee felt that the porch columns fit with other craftsman style houses on the block, in fact on this block most of the columns have a rectangular base with a post on top, similar to what Habitat has proposed.

#### Summary of Applications

In addition to discussing the specific design details associated with the last proposal, staff wanted to provide an overview of the three applications mad for this property, details below:

##### Application #1:

The first application was filed for this property on March 28, 2016. During the appeal process the OLNPA

cited a five bedroom house did not fit into the surrounding area. In addition, they cited the roof pitch was

too low, and wanted a gable porch roof, and to relocate the secondary door. At the May 12th MPC Meeting, the Planning Commission voted to deny the appeal and it was overturned by City Council, nullifying the COA.

##### Summary of Application #2:

The second application was approved by the IHDRC on May 4th. Before this committee meeting, Habitat

postponed the review of this application and made changes based on OLPNA input. At the July 6th MPC

meeting, MPC voted to uphold the appeal and the appeal was affirmed at City Council on September 12th,

nullifying the COA.

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The day before the City Council meeting (September 11th), Habitat and OLPNA met to try to resolve the

design issues. MPC staff attended this meeting that was facilitated by Kim Trent of Knox Heritage. MPC staff (Jeff Archer and Kaye Graybeal) left this meeting thinking that the design issues had been resolved,

after Habitat agreed to make some changes based on OLNPA's input. Habitat modified their plans and presented them before City Council, but the neighborhood expressed dissatisfaction at the meeting.

##### Summary of Application #3:

The third application was filed on September 20th and approved by the Infill Housing Design Review Committee on October 5th. During the Infill meeting the neighborhood discussed the scale and mass, height of structure, width and depth of structure. The committee listened to the neighborhoods concerns,

but felt that the application was consistent with the guidelines and approved the application as submitted.

**Action:** Denied **Meeting Date:** 12/14/2017

#### Details of Action:

**Summary of Action:** Denied the appeal of the Infill Housing Design Review Committee's decision to issue a Certificate of Appropriateness (COA) for 431 E. Springdale Avenue.

**Date of Approval:** **Date of Denial:** 12/14/2017 **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:** 12/29/2017

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 1/30/2018

**Ordinance Number:**

**Disposition of Case:** Denied

**If "Other":**

**Amendments:**

Appeal failed. COA stands.

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**