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**MEMORANDUM**

Agenda Item # 79

**DATE:** October 4, 2007  
**TO:** Metropolitan Planning Commission  
**FROM:** Mark Donaldson, Executive Director  
**SUBJECT:** **Infill Housing Zoning Overlay for Edgewood Park Neighborhood – 10-V-07-RZ and Revised Housing Guidelines**

**Recommendation:**

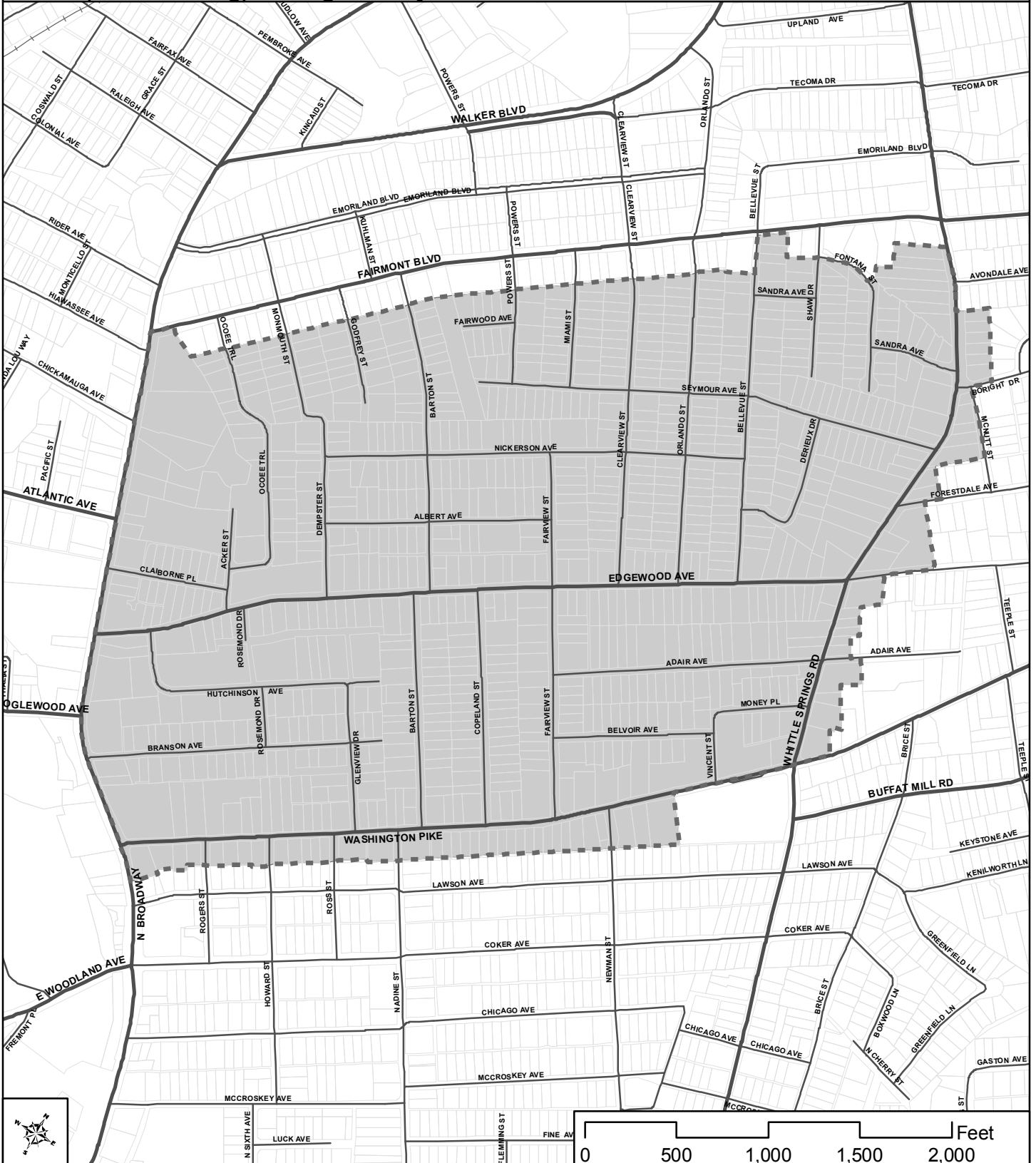
**APPROVE** an IH-1 (Infill Housing Overlay) District for the Edgewood Park Neighborhood, as identified on the attached map, including an amendment to the Heart of Knoxville Infill Housing Guidelines, which provide guidance on planning and reviewing infill housing and alterations in 1940-1950 era neighborhoods

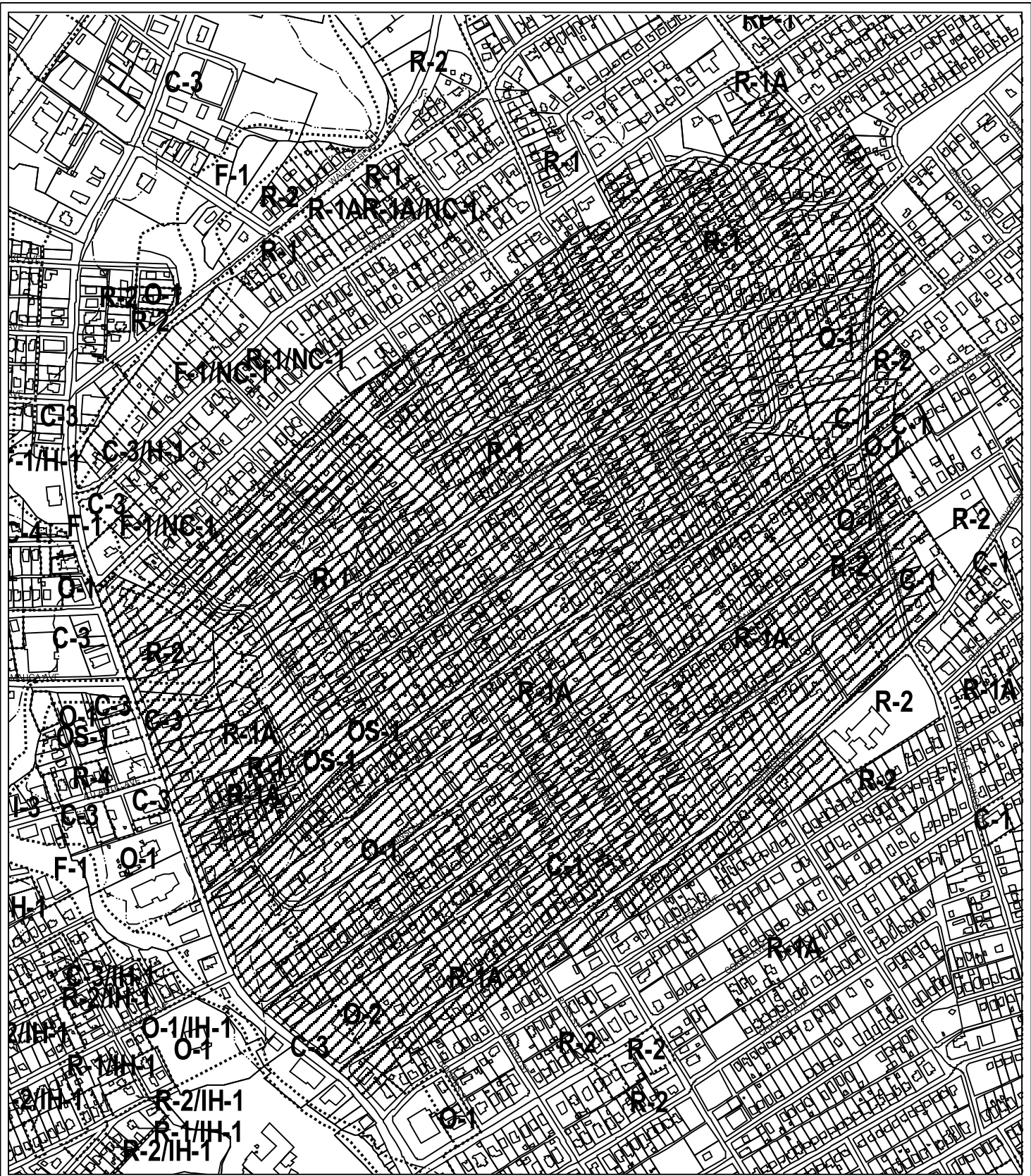
**Background:**

Earlier this year, City Council asked MPC to examine the potential for an infill housing overlay in the Edgewood Park neighborhood (the area south of Fairmont Boulevard toward Whittle Springs Road). This is a neighborhood that was platted and largely developed during the 1920 to 1950 period. As such, it contains a variety of housing styles (Craftsman, Dutch Colonial Revival, Tudor Revival, Minimal Traditional and Ranch). In examining the area, MPC staff found that there were essentially two issues that an infill housing overlay could address in fostering neighborhood stability: (1) complementary new housing on vacant parcels or land that is cleared for redevelopment, and (2) compatible changes to existing houses that respect the overall investment occurring in the neighborhood. Because some blocks in this neighborhood have a greater mix of pre- and post- World War II era housing, a new section is being recommended for inclusion to the previously adopted guidelines under Section 12. (See attached revisions.)

In September, City Council enacted a moratorium on building permits in this area, allowing time for neighborhood review of the proposed overlay area and the proposed guidelines. After notifying property owners in the proposed area via postcard, a meeting was held during which MPC staff provided an overview of the overlay, its implications (including measures that avoid the need for most variances) and the revised guideline provisions. Approximately 40 to 50 people attended the meeting. Almost all those in attendance noted they were in favor of the overlay; five or six people noted that they were not in favor of the overlay, or were displeased that a construction moratorium is in place.


# 10-V-07-RZ: Proposed area for the Edgewood Park IH-1 (Infill Housing) Zoning Overlay





10-V-07-RZ  
REZONING

Petitioner: Metropolitan Planning Commission  
 Map No: 69, 70, 81 & 82  
 Jurisdiction: City

 From: R-1 (Low Density Residential)  
 To: R-1/IH-1 (Low Density Residential/Infill Housing Overlay)  
 Original Print Date: 09/27/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



*Additional section for Heart of Knoxville Infill Housing Infill Housing Guidelines to address such neighborhoods as Edgewood Park.*

## **Section 12**

### **Guidelines for Small Lot 1940 to 1996 Era Houses**

During this era, housing patterns began to change. Lots were occasionally platted in the Heart of Knoxville that were wider and were not typically served by alleys. Architectural styles were changing, too, with Dutch Colonial Revival, Tudor Revival, Minimal Traditional, Colonial Revival, and Ranch styles being popular (see pages 31 to 33). Most of the guidelines on the previous pages are applicable to infill housing in such areas. Additional considerations and exceptions that should be taken into account as infill housing and house modifications are proposed and outlined below.



*A typical streetscape of this era of housing.*

- Off street parking: in developing new houses in areas that are not served by alleys, a side yard setback of at least 12 feet should be created on one side of the property to provide driveway access to the side or rear of the house. Minimum driveway width should be 8 feet with two feet of landscaped space to either side. In areas where topography or other conditions would not allow such space for a driveway, front yard parking should be designed to run parallel to the street. Where available, on-street parking may be used to satisfy the off-street parking requirement.





*Garages and off-street parking should be located behind houses. Eight-foot-wide driveways or concrete strip driveways (see above) are allowed.*

- Multi-unit housing: where allowed, duplexes and other multi-unit housing forms should be in scale with the height of detached units in the block. In view of the typical height, one-story and one-and-one-half story structures would be appropriate in most neighborhoods of this era.
- Porches and stoops: in blocks where entrances are dramatized by stoops, infill housing should feature a stoop (measuring 4 to 5 feet in depth) or a covered porch (6 to 8 feet in depth; 60 square feet, minimum). Porches should not be added to Tudor Revival-style houses.



*Tudor Revival style houses (above) should not be modified to include porches. Tall, narrow, multi-paned windows, particularly casement windows, are appropriate.*

- Decks and patios are not to be permitted in the front yard.



*Porches and roof changes (to allow a steeper pitch and additional upstairs space) can be permitted on ranch-style houses.*



*This type of faced stone is permitted in these neighborhoods.*