

Suite 403 City – County Building 400 Main Street Knoxville, Tennessee 37902

Office: (865) 215-2500 Fax: (865) 215-2068

### **MEMORANDUM**

Agenda Item: # 80

To: Planning Commission

From: Mark Donaldson, Executive Director

Date: August 29, 2008

RE: Appeal by Teresa Johnson of the Infill Housing Design Review

Committee's decision to deny a Certificate of Appropriateness for the Infill Housing Overlay for 315 E. Springdale Neighborhood 9-B-08-OB

#### STAFF RECOMMENDATION

Deny the appeal.

### **BACKGROUND**

On July 32, 2008 the Infill Housing Design Review Committee denied an application for a Certificate of Appropriateness for installing a parking pad in the front yard at 315 E. Springdale.

The committee's decision to deny this application was based on belief that the proposal is counter to the guiding principles found in the Heart of Knoxville Infill Housing Guidelines. Below are some relevant excerpts from the guidelines:

- "Parking should not be in front yards."
- "Alley access should be used for garage or parking pad locations."
- "On those streets which have alleys, driveways should not be permitted from the front of the house."

Further reasons for denial included unclear plans (exact parking pad location and dimensions and distances from house and property lines). In addition, the proposed parking pad dimensions (as estimated in the paving estimate provided by the applicant) do not meet the minimum space required for two off-street parking spaces. A rectangular parking pad needs to be a minimum of 18'x 20' for a side-by-side parking arrangement. Also, with a shallow front yard setback of approximately 15', an easily maneuverable parking pad configuration cannot be accommodated in this tight space. Other designs for parking pads could meet the parking regulations, but may exceed the maximum impervious surface threshold for impervious surface on small lots.

Upon the committee's request, the East Tennessee Community Design Center offered their services to the applicant. The Design Center drafted an alternative plan for the applicant that had access off the alley: The applicant did not pursue this alternative any further. The Design Center also analyzed the house to see what structural changes needed to be made to accommodate future wheelchair access (a concern of the

applicant). They concluded that changes would include removing an inner door, ramping between thresholds, replacing back door with 36" wide door.

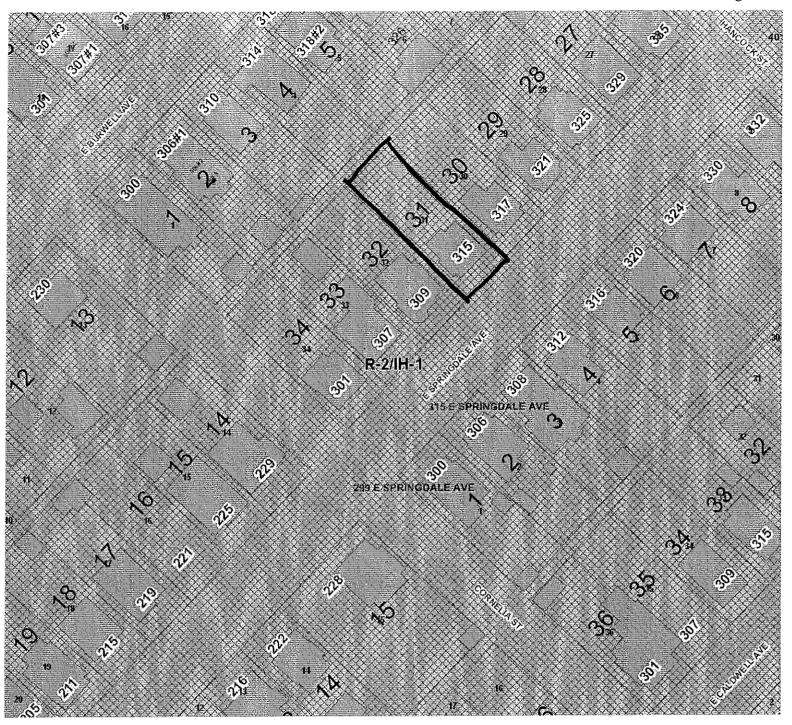
Advantages of locating the access to the back, as noted by the East Tennessee Design Center, included:

- Building a wheelchair ramp from the back porch would result in a shorter ramp because the porch is lower than the front porch rise of 2';
- When a wheelchair ramp is added, it will not have to go before the Infill Housing Design Review Committee (in that it would not be seen from the street);
- A rear yard ramp would be less detracting from the house's architectural character;
- There is more room in the back to accommodate a ramp and parking, and not enough in the front yard;
- The front door 32" wide and is original and contains a transom. Adding wheelchair access through the front door would require the door to be replaced with a 36" wide door, losing the historic appearance of the entrance.

Given the preceding reasons for not allowing a parking pad in the front yard, staff recommends denial of this appeal.

## KNOXVILLE·KNOX COUNTY APPEAL OF DECISION (Please Note Original application and staff report are made a part of this application ) LANNING COMMISSION Type: One Year Plan Amendment ☐ Sector Plan Amendment ☐ Variance ☐ Use on Review ☐ Street Name Change ☐ Right-of-Way Closure Suite 403 • City County Building ☐ Certificate of Appropriateness ☑ Other: Whouse 400 Main Street Knoxville Tennessee 37902 Decision by: ☐ MPC ☐ BZA ☐ Other: \_\_ Date of Decision: 8 6 5 • 2 1 5 • 2 5 0 0 A X • 2 1 5 • 2 0 6 8 Jurisdiction: 🗵 City Councilmanic District ww \* knoxmpc \* org ☐ County Commission District **DECISION BEING APPEALED: REASON FOR THE APPEAL:** PERSON APPEALING DECISION: Interest: (Applicant, Owner Proponent, Opponent Attorney, Other) ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO: Some as helper Name: (Print) Address City State Zip Phone Fax **AUTHORIZATION OF APPLICATION:** I hereby certify that I am the applicant or authorized representative for the above named appellant Springdale Knoxville TN.3 Name: (Print) Phone Fax FOR MPC STAFF USE ONLY: Application Accepted by MPC Staff Member: \_ Appeal Fee Amount: \_\_\_\_ Date Appeal Received: \_\_ MEETING DATE OF APPEAL DECISION: City Council - 7 p m County Commission - 6 p m. ☐ City BZA - 4 p.m **⊠**MPC - 1:30 p m

Month • Date • Year Agenda Item # 80



9/11/08



1956-2006 Celebrating Fifty Years of Public Service

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July 25, 2008

Teresa Johnson 315 E. Springdale Avenue Knoxville, TN 37917

315 Springdale E. Ave – Application for Infill Housing Certificate of Appropriateness

Dear Ms. Johnson:

Your application for a Certificate of Appropriateness for installing a parking pad in the front yard at 315 Springdale E. Avenue was reviewed and denied on July 23, 2008 by the Infill Housing Design Review Committee. The infill guidelines state the following on page 13 of the Heart of Knoxville Infill Housing Guidelines, as related to this application:

- 1 "Parking should not be in the front yards."
- 2. "Alley access should be used for garbage or parking pad location."
- 3. "On those streets which have alleys, driveways should not be permitted from the front of the house."

My understanding is that Kathy Ellis, Project Specialist with the City of Knoxville's Department of Community Development has been in touch with you to see if there were resources to assist you in improving access into the house

In addition, the committee wanted you to be aware of the expense associated with installing the proposed parking pad. In your application, you submitted an estimate from Mays Asphalt & Paving Co. of \$1,005.00 which did not include any curb cuts/replacement, sidewalk removal. The Infill Housing Committee wanted to make sure you were aware of the additional cost of cutting a curb, installing a curb cut, cutting and removing the sidewalk, these cost do not appear in the contractors estimate and by the City's Engineering Departments estimates would range between \$2,000 and \$5,000 which would be an additional expense and would be required by the city to install a parking pad in the front yard. CONTINUED.

In addition, the committee had trouble interpreting the submitted plans that were part of the application. In the future, we need to see the specific location of the parking surface, its labeled dimensions and the distance from the property lines and house. We encourage you to contact to Perry Childress of the East Tennessee Community Design Center who could assist you in making a new application at no expense. He can be reached at:

East Tennessee Community Design Center Downtown Studio, 500 South Gay Street cell phone: (865) 803-2545 perry@etcdc.org

If however, you would like to appeal the Infill Housing Design Review Committee's decision you can do so by filling out an appeal form at MPC's Development Services Counter on the 4<sup>th</sup> Floor of the City County Building.

If you have any questions please feel free to contact me at 215-3821 or by email at <a href="mailto:jeff.archer@knoxmpc.org">jeff.archer@knoxmpc.org</a>.

Sincerely,

Jeffrey T. Archer, AICP

Senior Planner



# KNOXVILLE – KNOX COUNTY METROPOLITAN PLANNING COMMISSION

## APPLICATON FOR INFILL HOUSING CERTIFICATE OF APPROPRIATENESS

Date 7-15-08

4.	Location of Property: Address: 315 E. S	ancinadale i	Ave,		
- "	NOTE: Obtain a certified address from MPC before submitting your plans				
	Lot and Parcel Number: Lot 7 Parce	- ·	-		
	Check nature of request:				
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	Changes to porches visible from the prim	•			
	Oriveways parking pads, access point, ga	-			
	* Submit Manufacture, Distributor and Installer;	** Submit Home D	Dealer and Stabilizer		
	Project contact:				
	Name of Applicant:				
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	Email:	Fax:			
	Name of Owner: Richard + Teresa b Organization (if applicable): Street: 315 & Springdale Ave State: The Zip: Email: +johnson + Loyahor.com	City: Kn			
3.	Documents:  Proposed plot plan, submit 9 copies (see proposed front and side elevations, submit Workmans Compensation Certificate (if respectively)	t 9 copies (see elev	•		
<b>4</b> .	Signature of Applicant: I hereby certify that this application is consistent Heart of Knoxville Infill Housing Design Guideline	, .	found within the		
	Signature: Reall John		7-15-08 7-15-08		
	LULANJOHNUON		1 1000		

## FACULTY INTERNAL MEDICINE, PLLC

HALLS MEDICAL PLAZA

4005 FOUNTAIN VALLEY DRIVE
SUITE 350

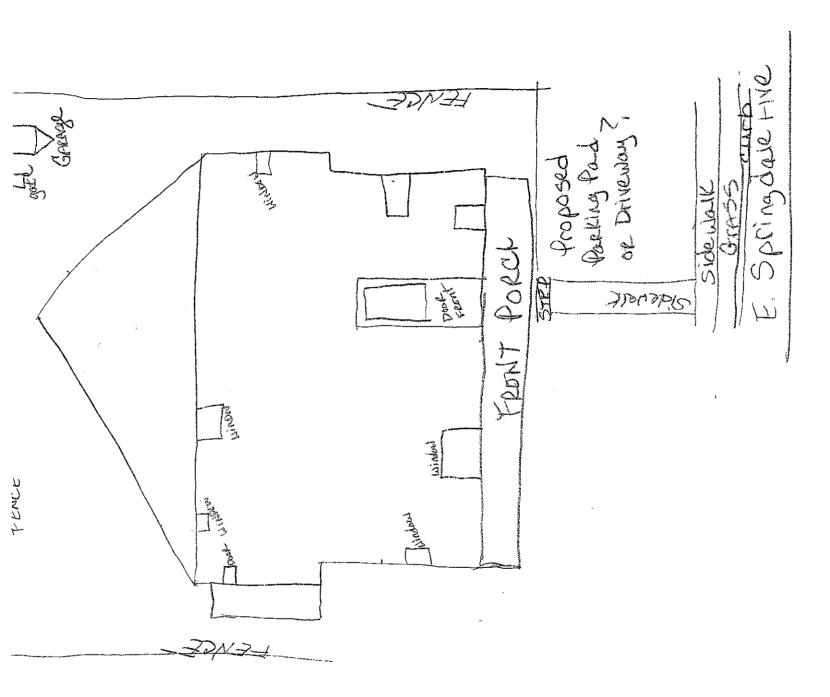
KNOXVILLE, TENNESSEE 37918
TELEPHONE 925-9020 • FAX 377-1042

CRYSTAL L. GUE, MD WES HAYES, MD JUDITH D. KINZY, MD DAPHNE M. NORWOOD, MD BARBARA FOLSOM, NP BEVERLY GLASURE, PA

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Mays Asphalt & Paving Co. P.O.Box 12923 Knoxviile TN 37912 (865) 310-1960

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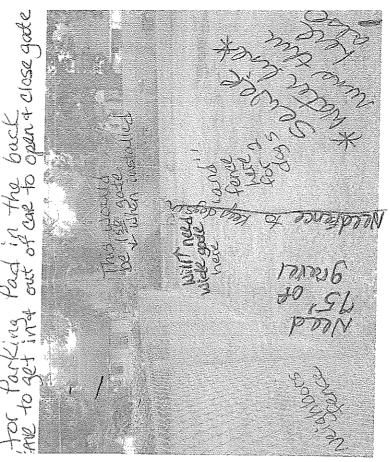
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MPC November 13, 2008	SIGNATURE Agenda Item #

Dear Lins,

I lease accept this application and drawings as they are. They husband Cannot stand on his feet to help me measure, He is in severe pain most of the time and I have no one else to help me. We just bought this house July 7, 2008 with plans to pave an area in front so he only has about 8-10 foot steps and he is at the front door. We had no idea it would be a problem when we bought this house to get a permit to have an area paved very nice and the curr cut & out and slope to the street. It will look nice and we so desperately need it. My husband at times uses a wheelahair also. I would not mind someone coming out to look and let me Aplain why we cannot come in from the back.

Thank You, Duesa Johnson

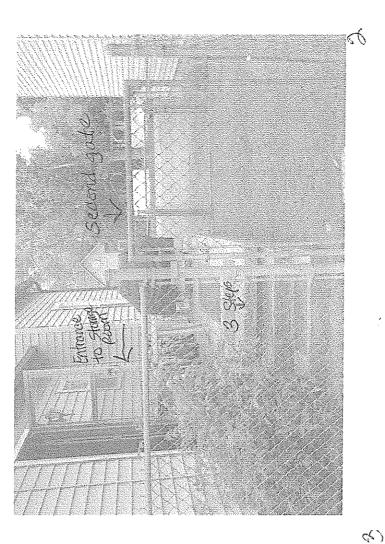


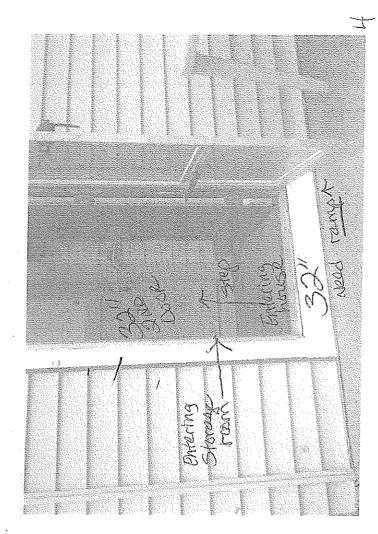


MPC November 13, 2008

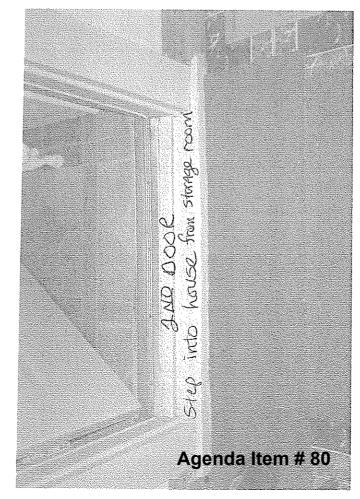
Agenda Item #80

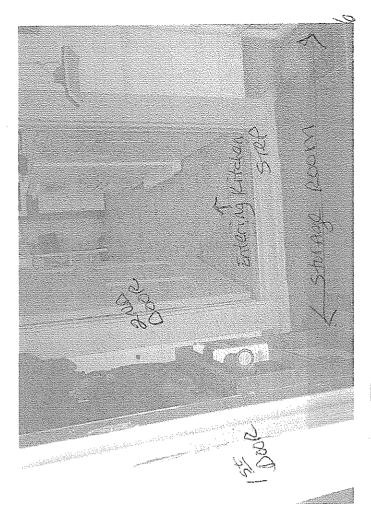
Agenda Item #80

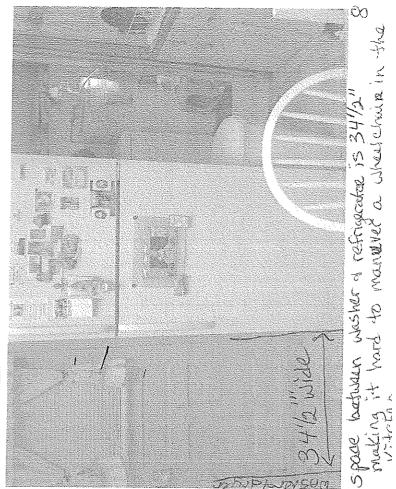


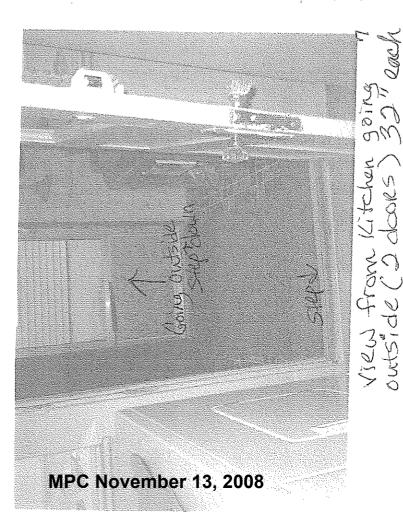


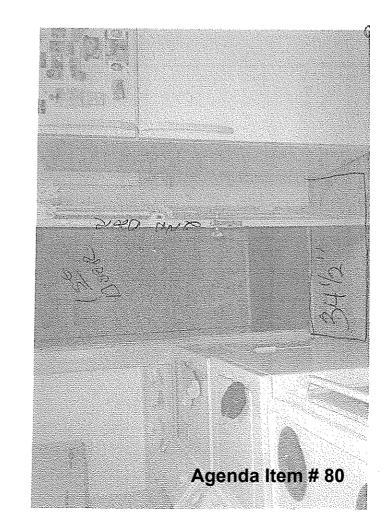


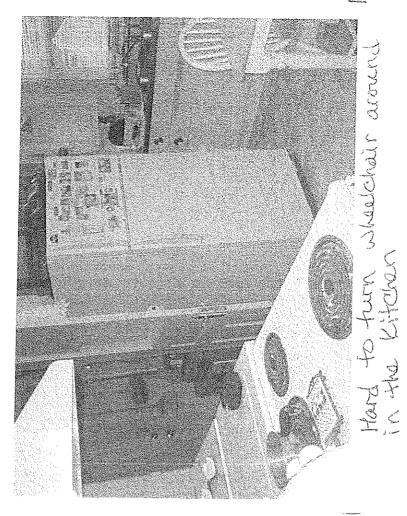


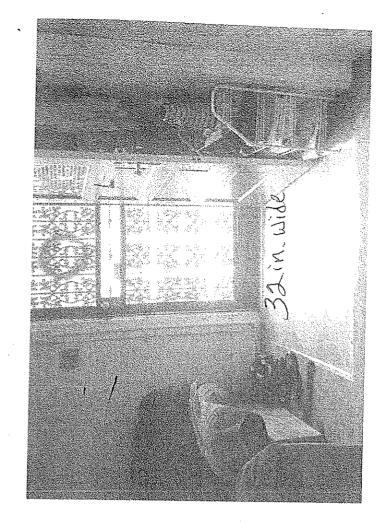




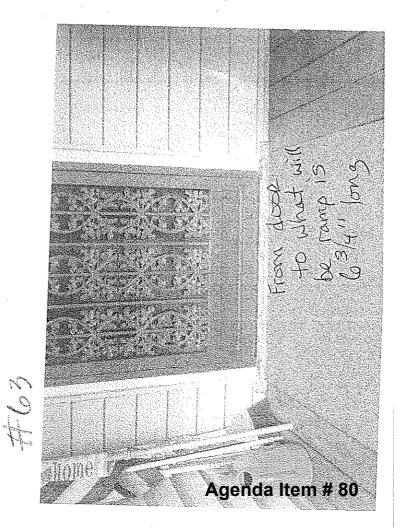


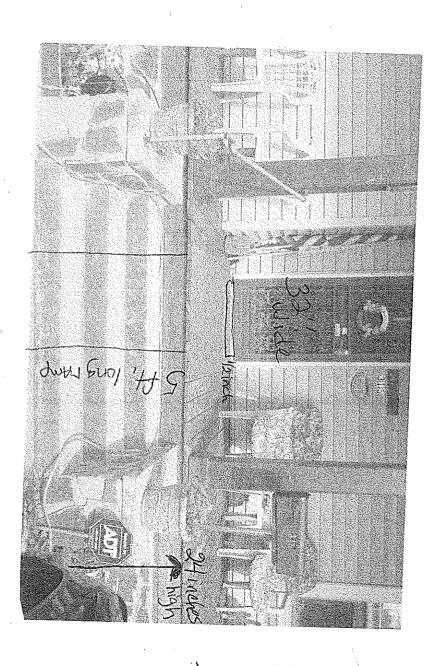












H35E-Springdale. MPC November 13, 2008 Agenda Item # 80