



## MEMORANDUM

Agenda Item # 51

**Date:** May 2, 2016  
**To:** Metropolitan Planning Commission  
**From:** Gerald Green, Executive Director  
**Prepared By:** Jeff Archer, Principal Planner  
**Subject:** **Appeal of Infill Housing COA for 431 E. Springdale (File # 3-A-16-IH)**

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On March 28<sup>th</sup> an Infill Housing COA (Certificate of Appropriateness) was issued to Habitat for Humanity for 431 E. Springdale (Parcel # 081FP018) in Oakwood Lincoln Park Neighborhood. An appeal was later filed by members of Oakwood Lincoln Park Neighborhood Association, reasons for the appeal included roof pitch and side door location.

As a reminder, the Infill Housing Overlay is intended to foster infill residential development and major additions that are compatible with the design of original houses in older Knoxville neighborhoods, particularly those built prior to 1950 along grid streets that often had sidewalks and alleys. The purposes of an Infill Housing Overlay District are as follows:

- To promote neighborhood and economic stability;
- To strengthen desirable physical features and design characteristics, and a neighborhood's identity, charm and flavor;
- To enhance pedestrian-oriented streets;
- To prevent blight, caused by incompatible and insensitive development;
- To promote and retain affordable housing;
- To encourage the harmonious, orderly and efficient growth and redevelopment in older Knoxville neighborhoods.

Prior to the Infill Housing meeting an email was distributed to the committee from Mr. Hutton, President of the Oakwood Lincoln Park Neighborhood Association expressing concern about the design in the application. In addition, Ms. Thomas and Mr. Knight from the Oakwood Lincoln Park Neighborhood Association attended the Infill Housing Design Review Committee and expressed concern over the roof shape.

The committee discussed the location of the secondary door and whether it should be located in the back or side. The committee decided to leave that up to the applicant since the Knoxville Infill Housing Guidelines do give guidance on the location, but the committee wanted to make sure there was a sidewalk leading to the off street parking, so they placed condition #3 on the application.

The committee discussed the provisions in the Heart of Knoxville Infill Housing Guidelines that speak to roof shapes, specifically from page 18, which states:

- “New roofs should be designed to have similar pitch to original housing on block”
- “More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.”

The committee discussed requiring a more complex roof system and steeper pitch. Habitat for Humanity expressed how this would drive up the cost substantially because they would have to hire a subcontractor to install the roof because their volunteers cannot work on roofs more than 6:12. Habitat also expressed that they would be more comfortable having volunteers work on 5:12 pitches. The committee ultimately

placed a condition on the application for a 6:12 (condition #8), which has a steeper roof pitch than the proposed 5:12, but less pitch than most of the houses on the block which are around an 8:12 pitch.

The committee unanimously approved the application with the following eight conditions.

- 1) Amend the site plan to reflect the porch dimensions shown on the architectural elevations.
- 2) Amend the site plan to make sure setbacks add up to the lot depth, presently 10' off.
- 3) Amend the site plan to make sure the sidewalk from the door connects to the off-street parking pad.
- 4) Amend the architectural elevations to add a window to the rear portion of the left side elevation.
- 5) Amend the architectural elevations to note dimensions of fascia on bottom of gable and window and door trim. Should be thicker to match surrounding houses.
- 6) Amend the architectural elevations to show tapered porch columns.
- 7) Amend the architectural elevation to show shake siding in the gable on the front façade.
- 8) Amend the architectural elevations to have a 6:12 roof pitch instead of 5:12.

5-B-16-DB

KNOXVILLE-KNOX COUNTY

# MPC

METROPOLITAN  
PLANNING  
COMMISSION

TENNESSEE

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400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
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# APPEAL OF DECISION

(Please Note: Original application and staff report are made a part of this application.)

Type:  One Year Plan Amendment  Sector Plan Amendment  Rezoning  Variance  
 Use on Review  Street Name Change  Right-of-Way Closure  
 Certificate of Appropriateness  Other: \_\_\_\_\_

Decision by:  MPC  BZA  Other: Infill Housing Review Date of Decision: 3-28-2016

Jurisdiction:  City 5 Councilmanic District  County \_\_\_\_\_ Commission District

Original Applicant Name: Daniel Mitchell Knoxville Habitat for Humanity Original File Number: 3-A-16-IH

Name of Owner of Subject Property: Daniel Mitchell Knoxville Habitat for Humanity

Description of Subject Property (Include city block and parcel number or lot number): city block 17224

Parcel ID: 081FP018

Zoning map of all property within 300 feet of the subject property is attached.

### DECISION BEING APPEALED

Roof pitch 6-12  
Side door inappropriate - houses have back doors  
hip style porch roof in front

### REASON FOR THE APPEAL

Attach additional pages, if necessary. Request pitch roof 8-12  
Request porch roof style in front to be gable style  
Request back door entrance rather than side door

### PETITIONER INFORMATION

Name of Petitioner: Deborah Thomas, William Hutton, Emily Ellis

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner): neighborhood residents and members neighborhood organization: Oakwood Lincoln Park Neighborhood Association

Application Authorization: I hereby certify that I am the applicant/authorized representative for the above named petitioner.

Signature: Deborah Thomas

All correspondence should be sent to: Name (Print): Deborah Thomas

Street Address: 428 Burwell Ave City: Knoxville State: TN Zip: 37917

Phone: 865-546-1433 Fax: \_\_\_\_\_ E-mail: deb33immel@gmail.com

### For MPC Staff Use Only

Application Accepted by MPC Staff Member: Jeff Archer

Appeal Fee Amount: \$20000 Date Appeal Received: 4/12/2016

### BODY WHO WILL HEAR THE APPEAL & MEETING DATE OF THE APPEAL

<input type="checkbox"/> City Council - 7 p.m. _____ Month • Date • Year	<input type="checkbox"/> County Commission - 7 p.m. _____ Month • Date • Year	<input type="checkbox"/> City BZA - 4 p.m. _____ Month • Date • Year	<input checked="" type="checkbox"/> MPC - 1:30 p.m. <u>May 12, 2016</u> Month • Date • Year
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March 2015

## **INFILL HOUSING DESIGN REVIEW COMMITTEE**

### **◆ MEETING MINUTES ◆**

<b>Meeting Date:</b>	<b>March 23, 2016</b>
<b>Meeting Time:</b>	<b>9:00 a.m.</b>
<b>Meeting Location:</b>	<b>MPC – Large Conference Room</b>
<b>Committee:</b>	<b>Jeff Archer, Emily Dills, Linda Pierucci, Scott Elder, Marty Clay, Brian Henderson, Perry Childress</b>
<b>Guests:</b>	<b>Deborah Thomas, Mark Knight, Danny Mitchell and Payton Lockhart</b>
<b>Recorder:</b>	<b>Jeff Archer</b>

**Action:** A motion was made by Emily Dills and seconded by Scott Elder to approve the December 16, 2015 Minutes. The motion carried unanimously.

### **Oakwood - Lincoln Park:**

#### **3-A-16-IH 431 E. Springdale Avenue (House)**

**Discussion:** Jeff Archer showed the committee the proposed site and surrounding houses via computer. He discussed the need to correct the site plan's proposed porch dimension that needs to match the architectural elevation. He pointed out the setbacks and depth dimension of the lot are roughly 10' off. He discussed how at the last meeting the committee discussed addressing width of trim and fascia board and that we need to address this going forward on applications. The committee discussed the side door and need for a sidewalk and the need to add a window on towards the rear of the left elevation. The committee discussed the need to add hand rails and a tapered porch posts. Also discussed was adding shake style shingles to the gable. The committee discussed the porch roof and whether it should be a hip roof as proposed or as a gable style, similar to 1215 Callaway Street, the email from William Hutton was referenced as being sent out to the committee before the meeting. The committee discussed the complex roof systems in the area and how a 6:12 pitch might fit in a little better. Neighborhood representatives addressed the committee and urged Habitat to work with them before they submitted an application to MPC. The neighborhood representatives were concerned the house would look like a double wide.

**Action:** A motion was made by Perry Childress and seconded by Linda Pierucci to approve the application subject to the following conditions:

- 1) Amend the site plan to reflect the porch dimensions shown on the architectural elevations.
- 2) Amend the site plan to make sure setbacks add up to the lot depth, presently 10' off.
- 3) Amend the site plan to make sure the sidewalk from the door connects to the off-street parking pad.

- 4) Amend the architectural elevations to add a window to the rear portion of the left side elevation.
- 5) Amend the architectural elevations to note dimensions of fascia on bottom of gable and window and door trim. Should be thicker to match surrounding houses.
- 6) Amend the architectural elevations to show tapered porch columns.
- 7) Amend the architectural elevation to show shake siding in the gable on the front façade.
- 8) Amend the architectural elevations to have a 6:12 roof pitch instead of 5:12.

**Lonsdale:**

**3-B-16-IH 3129 Johnston Street (House)**

**Discussion:** Jeff Archer showed the committee the proposed site and surrounding houses via computer. He discussed the recent approvals of the surrounding houses, noting roof pitch and porch styles. Jeff discussed how the property was not owned by Habitat and that KCDC is scheduled to act on it at their next meeting, so any approval would have to be contingent on ownership. The committee discussed changing the pitch to 6:12, making sure window/door trim and fascia board dimensions need to be noted, porch dimension needed to be corrected on the site plan, sidewalk needs to lead to off-street parking pad, needed an additional window on the left side elevation, needed rails on the porch, and needed a to adjust the setback to 33' to make the house fit in line with the surrounding houses.

**Action:** A motion was made by Emily Dills and seconded by Linda Pierucci to approve the application subject to the following conditions:

1. Amend the architectural elevations to have a 6:12 roof pitch instead of 5:12.
2. Amend the architectural elevations to note dimensions of fascia on bottom of gable and window and door trim. Should be thicker to match surrounding houses.
3. Amend the architectural elevations to have a hand rail system on the front porch.
4. Amend the architectural elevations to add a window to the rear portion of the left side elevation.
5. Amend the site plan to reflect the porch dimensions shown on the architectural elevations.
6. Amend the site plan to make sure the sidewalk from the door connects to the off-street parking pad.
7. Amend the site plan to add a tree in the front yard.
8. Amend the site plan to show 33' front yard setback
9. Need to have ownership of the property.

**Other Business**

None

Hutton, William L (Bill) <[whutton@pstcc.edu](mailto:whutton@pstcc.edu)>

to me

Mr. Archer,

I am writing regarding the property located at 431 East Springdale Ave. The property is on the agenda for the Infill Housing Design Review Committee meeting this Wednesday, March 23, at 9:00 am. Reference number 3-A-16-IH. It is identified on the webpage as in Edgewood Park but is actually in Oakwood/Lincoln Park.

My concern with the proposed design presented by Habitat is it falls short of the guidelines. Particularly the complexity, or lack thereof, and pitch of the roof. The house that occupied the lot for the past 100 years had a very complex roof with 12 over 12 pitches and three chimneys. The Habitat design resembles a double-wide with a porch tacked on the end. I have no delusion that Habitat will replace the house they demolished with another Folk Victorian but they do have designs that are more appropriate to our neighborhood. The Habitat House at 1215 Callaway Street would be more appropriate at least for a roof pitch prospective.

I am unsure of your practices and procedures so I do not know it is proper to make a presentation to the review committee. Would it be possible to present either in person or via e-mail, opinions and documentation regarding this design to the committee?

Thank You,

William (Bill) Hutton President, Oakwood-Lincoln Park Neighborhood Association

**Bill Hutton**      **Technical Support Group**  
Pellissippi State • DV215 • 10915 Hardin Valley Road • P.O. Box 22990 • Knoxville, TN 37933-0990  
Office (865) 971-5202 Email: [whutton@pstcc.edu](mailto:whutton@pstcc.edu)  
Fax (865) 539-7652

The HelpDesk is your point of contact for all problems with computer services, equipment, and software. You may contact the Computer HelpDesk either by phone at 865-694-6537 or email [helpdesk@pstcc.edu](mailto:helpdesk@pstcc.edu)

**CERTIFICATE OF APPROPRIATENESS  
FOR INFILL HOUSING**

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

File No.: 3-A-16-IH

A Certificate of Appropriateness is hereby granted for the following property by the Metropolitan Planning Commission:

**Address of Property:** 431 E Springdale Ave  
**District:** Oakwood/Lincoln Park Infill Housing Overlay District  
**Name of Owner:** Danniell Mitchell Knoxville Habitat for Humanity  
**Name of Applicant:** Danniell Mitchell Knoxville Habitat for Humanity

**Description of Work:**

Architectural Elevation - The roof pitch is 6:12. The porch is 24' wide and 8' deep and has tapered porch columns with brick bases and a hand rail system that surrounds the perimeter of the porch. There are four windows and a centered Craftsman style door on the front façade. The main gable of the house has "shake" style siding while the remainder of the house is sided in 5" vinyl siding. The siding material is seperated by a 1 1/2" wide fascia board. The left and right side elevations have three windows. The window trim is 4" wide and the door trim is 2 3/4" wide.

Site Plan - The front yard setback is 31' with an 8' deep porch encroaching into the setback. The side setbacks are each 8'. A tree is planted in the front yard and a sidewalk leads from the front porch to the street. Another sidewalk leads from the left side door to an 18' X 35' parking pad accessed off the alley.

**THIS CERTIFICATE IS NOT A BUILDING PERMIT**

Approved by: Jeff Archer

Date: 3/28/2016

Please note, applicant must post yellow MPC Certificate of Appropriateness for Infill Housing sign until 4/12/2016. If MPC does not receive any appeals of the decision during that time, the applicant can proceed with obtaining permits.



**PLAN REVIEW CERTIFICATION**

Plan Approved: Jeff Archer 3/28/16  
Zone: RH-1  
MPC File #: 3-A-16-IH

NOTES to Drawings:

Doors are Craftsman Style steel panel doors 6'8" X 3'0" with square top lights  
 Windows are double hung vinyl Prairie Style 3'0" X 5'0" and 3'-0" X 3'-0" in Kitchen  
 Siding is 5" Premium Vinyl Lap Siding  
 Roofing is architectural asphalt shingles on 6/12 Pitch  
 Foundation is 8' X 16" concrete masonry units with masonry stucco finish  
 Porch 24' wide X 8' deep. Exposure of Foundation on Front Elevation not to Exceed 3'  
 Columns are Brick base with 6" tapered wood to top  
 Porch Gable - Architectural Shakes

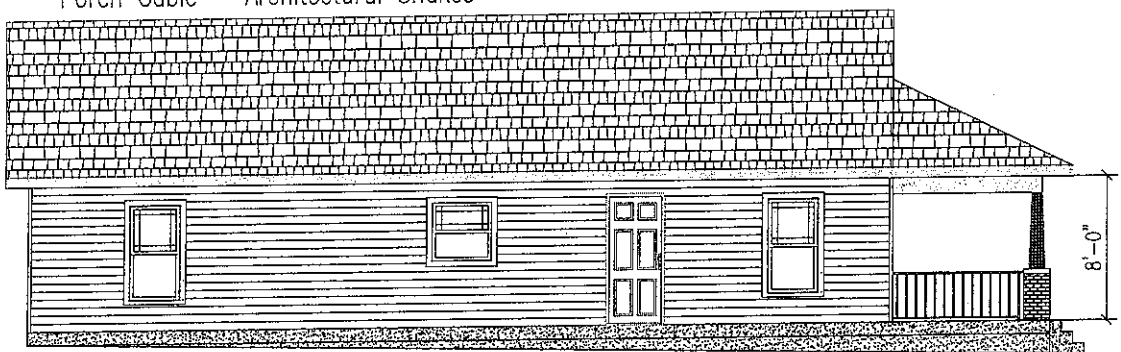


PLAN REVIEW CERTIFICATION

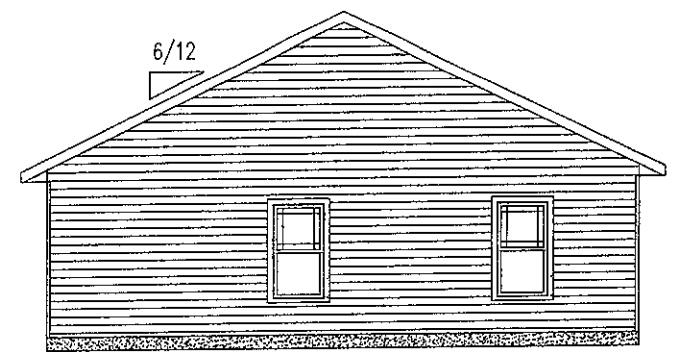
Plan Approved: *Jeff A. [Signature]* Date: *3/28/16*  
 Zone: *IK-1*

MPC File #: *3-A-16-14*

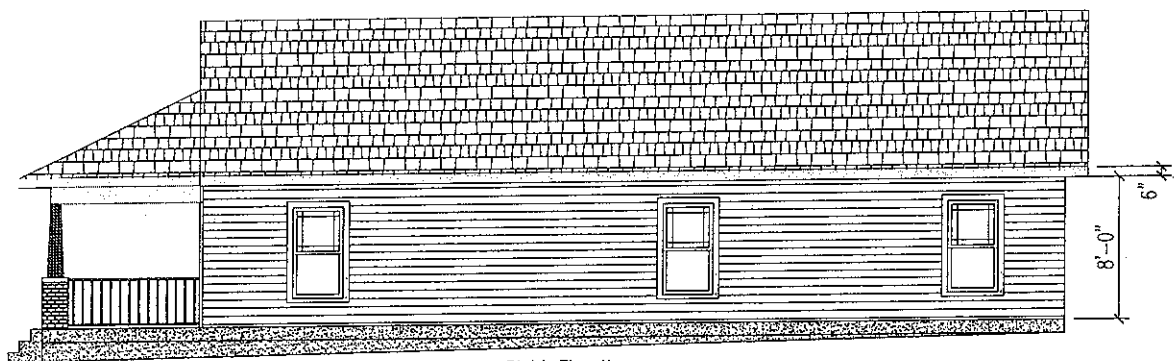
Knoxville Habitat for Humanity  
 431 E. Springdale 5BR March 2016



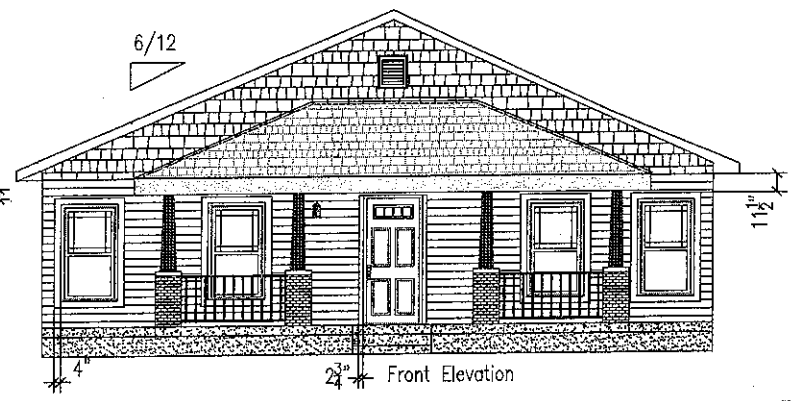
Left Elevation



Rear Elevation

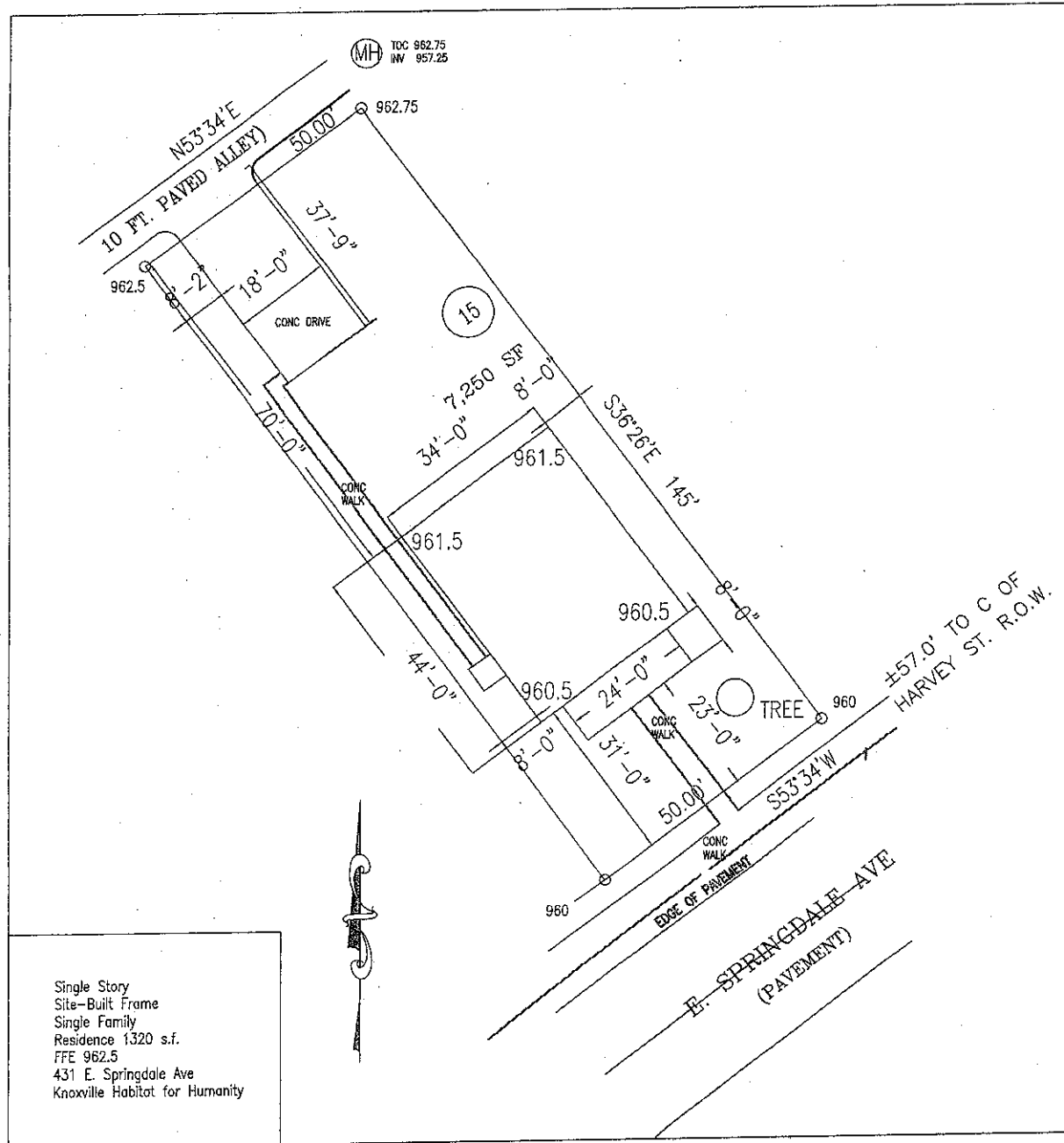


Right Elevation



Front Elevation





Single Story  
 Site-Built Frame  
 Single Family  
 Residence 1320 s.f.  
 FFE 962.5  
 431 E. Springdale Ave  
 Knoxville Habitat for Humanity



PLAN REVIEW CERTIFICATION

Plan Approved: J. A. A. 3/28/16  
(MPC Seal)

Zone: R-1

MPC File #: 3-4-16-11