

Knoxville/Knox County Metropolitan Planning Commission

**CERTIFICATE OF APPROPRIATENESS
 FOR INFILL HOUSING**

File No.: 10-B-17-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: Bill Terry Knoxville Habitat for Humanity
Name of Applicant: Bill Terry Knoxville Habitat for Humanity

Description of Work:

Architectural Elevations: The front elevation includes a 20' wide and 8' deep porch that has a gabled roof with a centered front door and a window to each side of the door. The porch columns consist of three 6" square columns that have brick bases. There are two additional brick bases on the porch that do not have columns. All roof pitches are 6:12. The left and right side elevations each have three windows. The exposed foundation on the front is 2'.

Site Plan: The front yard setback is 31' and has the 8' deep porch encroaching into this setback. The two side yard setbacks are 11'. Parking is accessed off the alley. In the front yard is a private sidewalk and tree.

All details shall be consistent with the stamped and approved plans that are attached.

THIS CERTIFICATE IS NOT A BUILDING PERMIT

Approved by: Jeff Archer

Date: 10/5/2017

Please note, applicant must post yellow MPC Certificate of Appropriateness for Infill Housing sign until 10/20/2017. 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 10/5/17
MPC Staff Date
 Zone: IH-1
 MPC File #: 10-B-17-IH

Knoxville Habitat for Humanity
 431 E. Springdale Ave 4.18.2017



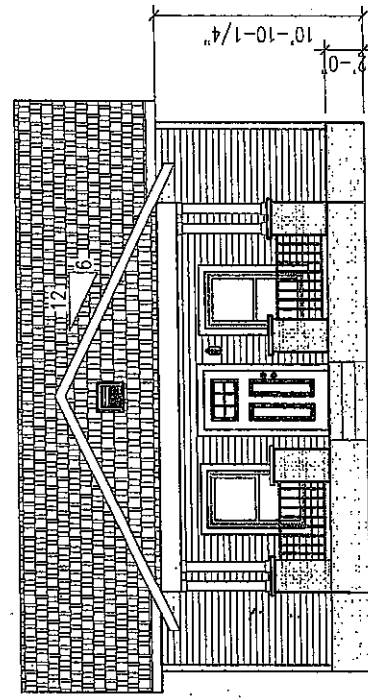
PLAN REVIEW CERTIFICATION

Plan Approved: Jaff A. 10/5/17
MPC Staff Date

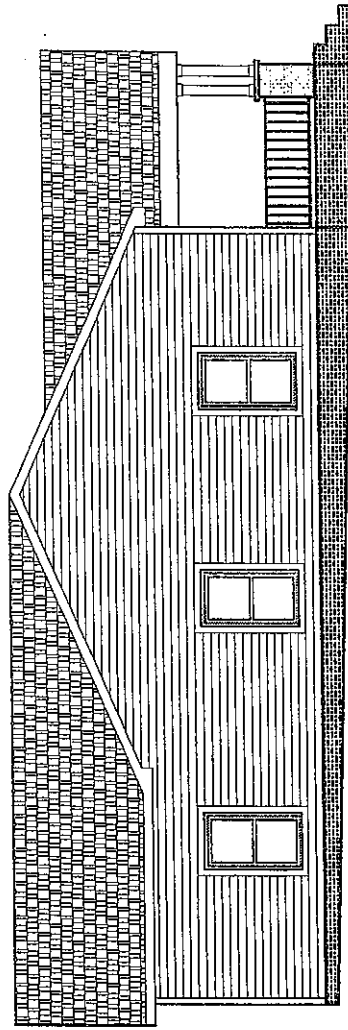
Zone: IH-1

MPC File #: 10-B-17-IH

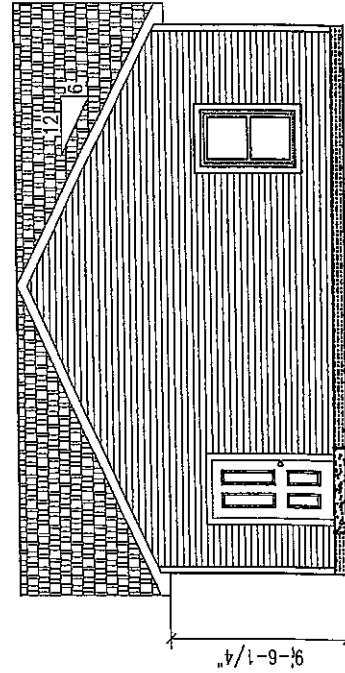
NOTES to Drawings:
 Front door is 6'-8" X 3'-0" Craftsman Style
 Rear Door is 6'-8" X 3'-0" Four Panel Steel Door
 Windows are Vinyl - Single Hung - 1 over 1 - 3'0" X 5'0" and 3'-0" X 3'-0" in Kitchen
 Doors and Windows will have 4" Vinyl Trim around edges
 Siding is 4" Non-wood Grain Smooth Texture Vinyl Lap Siding
 Roofing is Architectural Asphalt Shingles
 Foundation is 8' X 16" Concrete Masonry Units with Masonry Stucco Finish
 Porch 20' wide X 8' deep. Gable is Simulated Shakes with Square Vent
 Columns have Brick Bases with 3 - 6" Square Columns Wrapped around Corners of Brick Base
 Ceiling Height .9'-0"
 All Dimensions Approximate



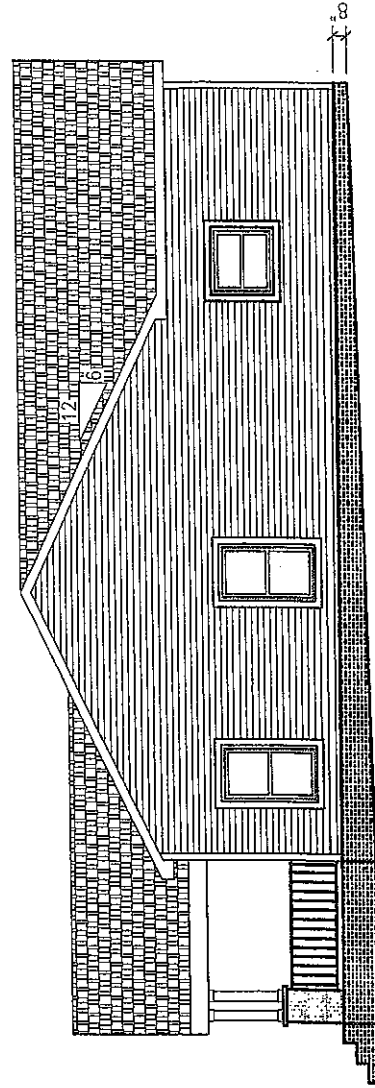
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

TOC 962.75
INV 957.25

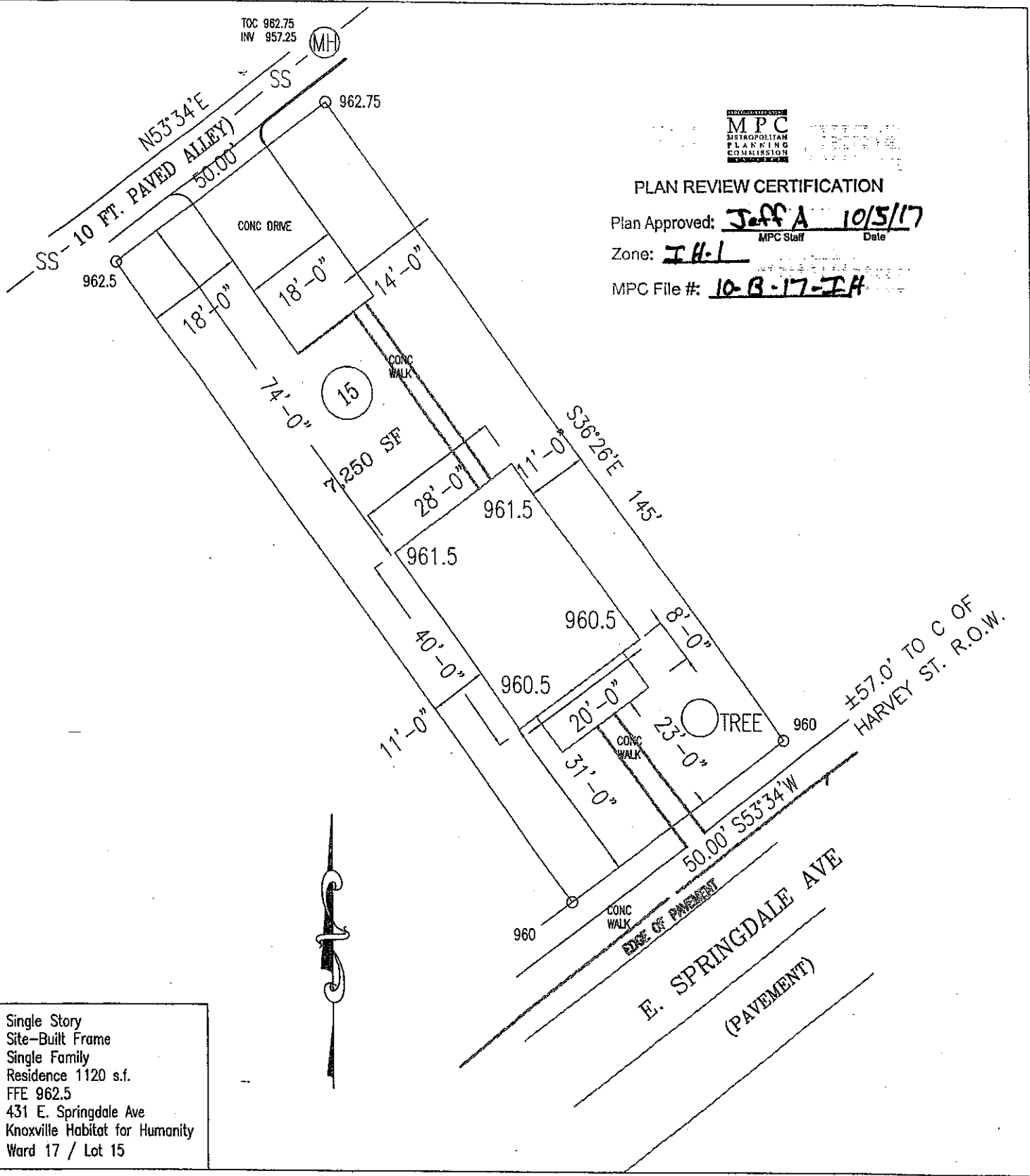


PLAN REVIEW CERTIFICATION

Plan Approved: Jeff A 10/5/17
MPC Staff Date

Zone: I.H.-1

MPC File #: 10-B-17-IH



Single Story
Site-Built Frame
Single Family
Residence 1120 s.f.
FFE 962.5
431 E. Springdale Ave
Knoxville Habitat for Humanity
Ward 17 / Lot 15