



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] MPC meeting, December 14, Item 62, MPC file No. 12-B-17-OB

1 message

Mark Nylander <mark.nylander@gmail.com>

Mon, Dec 11, 2017 at 3:12 PM

Reply-To: mark.nylander@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

I am a resident of Oakwood-Lincoln Park and I have lived in my current address for approximately six years.

I am writing to urge you to uphold the appeal of the Certificate of Appropriateness issued by the Infill Housing Design Review Committee (IHDRC) for [431 East Springdale Ave](#) in the Oakwood-Lincoln Park neighborhood.

While I applaud the developer's effort, the proposed design is not appropriate for the neighborhood. It is a mix of house styles and does not address the concerns regarding mass and scale. In particular, the house needs to be taller and wider so that it will fit in with the original early 20th century houses on the block and it also should be repositioned so that the spacing between houses is similar to other houses on the block. Inappropriate infill housing contributes blight and destabilizes the block. Please help Oakwood-Lincoln Park by supporting the appeal and appropriate re-development.

Thank you for your service to our community.

Kind regards,

Mark Nylander
[122 E Columbia Ave](#)
[Knoxville 37917](#)
tel. [865-414-1201](#)

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] 431 East Springdale

1 message

Liz Upchurch <lizupchurch1@gmail.com>

Mon, Dec 11, 2017 at 9:22 PM

Reply-To: lizupchurch1@gmail.com

To: commission@knoxmpc.org

Dear Commissioners, I am writing to ask you to uphold the appeal of the Certificate of Appropriateness issued by the Infill Housing Design Review Committee (IHDRC) for 431 East Springdale Ave. The design is a mix of house styles and does not address the concerns regarding mass and scale. The house needs to be taller and wider so that it will fit in with the original Victorians on the block. It also needs to be repositioned so that the spacing between houses is similar to other houses on the block. The design guidelines for the Heart of Knoxville are a great tool, but only if they are used properly. The proposed site is in the oldest section of Oakwood, with many houses built before 1910. The neighborhood association sought a resolution for Neighborhood Conservation Overlay last year, and is still waiting for implementation. NC Overlay gives more flexibility for mixed income home owners but still preserves our historic facades and makes demolition less likely. Inappropriate infill housing contributes blight and destabilizes the block. There are enough examples of bad infill design, which have hampered revitalization. Please help Oakwood-Lincoln Park by supporting the appeal and appropriate re-development. Thank you for serving our community.

Sincerely,

Liz Upchurch
[1122 Luttrell Street](#)
37917

Sent from my iPad

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] RE: MPC meeting, December 14, Item 62, MPC file No. 12-B-17-OB
Parcel ID NO. 081FP018

2 messages

KAREN PALLESEN <karen.pallesen@knoxschools.org>
Reply-To: karen.pallesen@knoxschools.org
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Mon, Dec 11, 2017 at 3:03 PM

RE: MPC meeting, December 14, Item 62, MPC file No. 12-B-17-OB
Parcel ID NO. 081FP018

Dear Commissioner,

I have been a homeowner in OLPNA for 9 years, and I am writing to ask you to uphold the appeal of the Certificate of Appropriateness issued by the Infill Housing Design Review Committee (IHDRC) for 431 East Springdale Ave.

The design is a mix of house styles and does not address the concerns regarding mass and scale. The house needs to be taller and wider so that it will fit in with the original Victorians on the block. It also needs to be repositioned so that the spacing between houses is similar to other houses on the block. The design guidelines for the Heart of Knoxville are a great tool, but only if they are used properly. The proposed site is in the oldest section of Oakwood, with many houses built before 1910. The neighborhood association sought a resolution for Neighborhood Conservation Overlay last year, and is still waiting for implementation. NC Overlay gives more flexibility for mixed income home owners but still preserves our historic facades and makes demolition less likely. Inappropriate infill housing contributes blight and destabilizes the block. There are enough examples of bad infill design, which have hampered revitalization. Please help Oakwood-Lincoln Park by supporting the appeal and appropriate re-development. Thank you for serving our community.

Sincerely,
Karen Pallesen
[1108 Hiwassee Ave.](#)

Karen Pallesen
8th Grade RLA
RLA Department Chair
PEP Club Sponsor
Holston Middle School
[\(865\) 594-1300](#)

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This message was directed to commission@knoxmpc.org

Reply-To: m.ivester@hotmail.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Dear Commissioner(s),

I am a long time resident and current member of the Oakwood-Lincoln Park Neighborhood Association.

I am writing this evening to ask you to uphold the appeal of the Certificate of Appropriateness issued by the Infill Housing Design Review Committee (IHDRC) for [431 East Springdale Ave](#). As I'm sure you're aware, this is the third time that this developer has submitted building plans in an attempt to push through their inappropriate design. The design is a mix of house styles and does not address the concerns regarding mass and scale. The house plans as currently submitted are not only based on previous bad infill builds, they are also based on houses that were built decades later in the era. To quote City Councilman Nick Della Volpe from July of 2016, "I think that Habitat should come into a neighborhood like that (Oakwood-Lincoln Park) and ask the question: How can I build good housing for families and enhance the neighborhood and not detract from it."

The design guidelines for the Heart of Knoxville are a great tool, but only if they are used properly. The proposed site is in the oldest section of Oakwood, with many houses built before 1910. The neighborhood association sought a resolution for Neighborhood Conservation Overlay last year, and is still waiting for implementation. NC Overlay gives more flexibility for mixed income home owners but still preserves our historic facades and makes demolition less likely.

Inappropriate infill housing contributes to blight and destabilizes the block. There are enough examples of bad infill design, which have hampered revitalization. To quote City Councilman Mark Campen from July of 2016: "You know, you draw a line in the sand as a neighborhood to say 'We've got to see something better going forward', and Oakwood Lincoln Park, in my opinion, for far too long has been neglected to have the respect it deserves." Please help Oakwood-Lincoln Park by supporting the appeal and appropriate re-development. Please help preserve the integrity of our neighborhood.

Thank you for serving our community.

Sincerely,

Michelle Ivester

[1131 Chickamauga Ave,](#)
[Knoxville, TN 37917](#)

[Quoted text hidden]



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment]

1 message

Sabrina DeVault <hikergal401@gmail.com>

Mon, Dec 11, 2017 at 6:12 PM

Reply-To: hikergal401@gmail.com

To: commission@knoxmpc.org

RE: MPC meeting, December 14, Item 62, MPC file No. 12-B-17-OB

Parcel ID NO. 081FP018

Dear Commissioner,

I live at 1105 Fairfax Ave.

I am writing to ask you to uphold the appeal of the Certificate of Appropriateness issued by the Infill Housing Design Review Committee (IHDRC) for 431 East Springdale Ave. The design is a mix of house styles and does not address the concerns regarding mass and scale. The house needs to be taller and wider so that it will fit in with the original Victorians on the block. It also needs to be repositioned so that the spacing between houses is similar to other houses on the block. The design guidelines for the Heart of Knoxville are a great tool, but only if they are used properly. The proposed site is in the oldest section of Oakwood, with many houses built before 1910. The neighborhood association sought a resolution for Neighborhood Conservation Overlay last year, and is still waiting for implementation. NC Overlay gives more flexibility for mixed income home owners but still preserves our historic facades and makes demolition less likely.

Inappropriate infill housing contributes blight and destabilizes the block. There are enough examples of bad infill design, which have hampered revitalization. Please help Oakwood-Lincoln Park by supporting the appeal and appropriate re-development.

Thank you for serving our community.

Sincerely,

Sabrina Greene

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This message was directed to commission@knoxmpc.org