



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

[MPC Comment] Appeal Decision

1 message

jack immel <jackscrap73@gmail.com>
Reply-To: jackscrap73@gmail.com
To: commission@knoxmpc.org

Wed, Jul 12, 2017 at 9:35 AM

July 12 2017

Re: 3-A-17-IH APPEAL

Parcel ID: 081FP018

Dear Commissioner,

I am writing to let you know that I support Oakwood Lincoln Park Neighborhood Association's Appeal of the recent Infill Committee decision to approve the development application for 431 E Springdale on May 4, 2017. The application lacked required information and the design is not in keeping with the intent of the IH-1 Overlay. The issue of mass and scale was not addressed. The incomplete application did not allow interested neighbors to properly evaluate the design at the Infill Design Meeting.

Our neighborhood already has too many examples of bad infill design, most of which happened before the guidelines were adopted in 2007. Oakwood-Lincoln Park has ongoing and current issues with infill housing that should be covered by the guidelines. We are currently experiencing some revitalization and want newly built houses to blend-in with our historic homes. The Neighborhood Association is seeking Neighborhood Conservation Overlay for the area in question for this building proposal. MPC does not have the staff to begin surveying Oakwood until later this year or next year, despite the City Council resolution last summer.

Please uphold the appeal and support the Infill Guidelines for the Heart of Knoxville, and require the developer to submit a new and complete application.

Sincerely,

Jack Immel

428 East Burwell Ave

KN TN 37917

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Re: 3-A-17-IH APPEAL

1 message

m ivester <m.ivester@hotmail.com>

Wed, Jul 12, 2017 at 10:15 AM

Reply-To: m.ivester@hotmail.com

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

Re: 3-A-17-IH APPEAL
Parcel ID: 081FP018

Dear Commissioner(s),

I am writing to let you know that I support Oakwood Lincoln Park Neighborhood Association's Appeal of the recent Infill Committee decision to approve the development application for 431 E Springdale on May 4, 2017. The application lacked required information and the design is not in keeping with the intent of the IH-1 Overlay. The issue of mass and scale was not addressed. The incomplete application did not allow interested neighbors to properly evaluate the design at the Infill Design Meeting.

Our neighborhood already has too many examples of bad infill design, most of which happened before the guidelines were adopted in 2007. Oakwood-Lincoln Park has ongoing and current issues with infill housing that should be covered by the guidelines. We are currently experiencing some revitalization and want newly built houses to blend-in with our historic homes. The Neighborhood Association is seeking Neighborhood Conservation Overlay for the area in question for this building proposal. MPC does not have the staff to begin surveying Oakwood until later this year or next year, despite the City Council resolution last summer. Please uphold the appeal and support the Infill Guidelines for the Heart of Knoxville, and require the developer to submit a new and complete application.

Sincerely,

Michelle Ivester

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Uphold the appeal and support the Infill Guidelines for OLPNA

1 message

Ashley Young <m0mmab3ar2013@gmail.com>

Wed, Jul 12, 2017 at 10:22 AM

Reply-To: m0mmab3ar2013@gmail.com

To: commission@knoxmpc.org

Hey Neighbors, if you can spare a few minutes to email our local commissioners about this it would be greatly appreciated. They're meeting tomorrow so the sooner the better. Here's a basic letter-feel free to add to it: Re: 3-A-17-IH APPEAL Parcel ID: 081FP018 Dear Commissioner, I am writing to let you know that I support Oakwood Lincoln Park Neighborhood Association's Appeal of the recent Infill Committee decision to approve the development application for 431 E Springdale on May 4, 2017. The application lacked required information and the design is not in keeping with the intent of the IH-1 Overlay. The issue of mass and scale was not addressed. The incomplete application did not allow interested neighbors to properly evaluate the design at the Infill Design Meeting. Our neighborhood already has too many examples of bad infill design, most of which happened before the guidelines were adopted in 2007. Oakwood-Lincoln Park has ongoing and current issues with infill housing that should be covered by the guidelines. We are currently experiencing some revitalization and want newly built houses to blend-in with our historic homes. The Neighborhood Association is seeking Neighborhood Conservation Overlay for the area in question for this building proposal. MPC does not have the staff to begin surveying Oakwood until later this year or next year, despite the City Council resolution last summer. Please uphold the appeal and support the Infill Guidelines for the Heart of Knoxville, and require the developer to submit a new and complete application. Sincerely,
Ashley Young

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment]

2 messages

'Medley' via Commission <commission@knoxmpc.org>

Wed, Jul 12, 2017 at 10:24 AM

Reply-To: mjbapt@yahoo.com

To: commission@knoxmpc.org

Re: 3-A-17-IH APPEAL
Parcel ID: 081FP018

Dear Commissioner,

I am writing to let you know that I support Oakwood Lincoln Park Neighborhood Association's Appeal of the recent Infill Committee decision to approve the development application for 431 E Springdale on May 4, 2017. The application lacked required information and the design is not in keeping with the intent of the IH-1 Overlay. The issue of mass and scale was not addressed. The incomplete application did not allow interested neighbors to properly evaluate the design at the Infill Design Meeting.

Our neighborhood already has too many examples of bad infill design, most of which happened before the guidelines were adopted in 2007. Oakwood-Lincoln Park has ongoing and current issues with infill housing that should be covered by the guidelines. We are currently experiencing some revitalization and want newly built houses to blend-in with our historic homes. The Neighborhood Association is seeking Neighborhood Conservation Overlay for the area in question for this building proposal. MPC does not have the staff to begin surveying Oakwood until later this year or next year, despite the City Council resolution last summer.

Please uphold the appeal and support the Infill Guidelines for the Heart of Knoxville, and require the developer to submit a new and complete application.

Sincerely,

Ethan Baughman

--

This message was directed to commission@knoxmpc.org

'Medley' via Commission <commission@knoxmpc.org>

Wed, Jul 12, 2017 at 10:23 AM

Reply-To: mjbapt@yahoo.com

To: commission@knoxmpc.org

Hey Neighbors, if you can spare a few minutes to email our local commissioners about this it would be greatly appreciated. They're meeting tomorrow so the sooner the better. Here's a basic letter-feel free to add to it:

Re: 3-A-17-IH APPEAL
Parcel ID: 081FP018

Dear Commissioner,

I am writing to let you know that I support Oakwood Lincoln Park Neighborhood Association's Appeal of the recent Infill Committee decision to approve the development application for 431 E Springdale on May 4, 2017. The application lacked required information and the design is not in keeping with the intent of the IH-1 Overlay. The issue of mass and scale was not addressed. The incomplete application did not allow interested neighbors to properly evaluate the design at the Infill Design Meeting.

Our neighborhood already has too many examples of bad infill design, most of which happened before the guidelines were adopted in 2007. Oakwood-Lincoln Park has ongoing and current issues with infill housing that should be covered by the guidelines. We are currently experiencing some revitalization and want newly built houses to blend-in with our historic homes. The Neighborhood Association is seeking Neighborhood Conservation Overlay for the area in question for this building proposal. MPC does not have the staff to begin surveying Oakwood until later this year or next year,

despite the City Council resolution last summer.

Please uphold the appeal and support the Infill Guidelines for the Heart of Knoxville, and require the developer to submit a new and complete application.

Sincerely,

Medley Johnson

[Quoted text hidden]



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

[MPC Comment] Oakwood-Lincoln park re: 431 E Springdale development

1 message

daisythewarthog@knology.net <daisythewarthog@knology.net>

Wed, Jul 12, 2017 at 10:31 AM

Reply-To: daisythewarthog@knology.net

To: commission@knoxmpc.org

Re: 3-A-17-IH APPEAL Parcel ID: 081FP018 Dear Commissioner, I am writing to let you know that I support Oakwood Lincoln Park Neighborhood Association's Appeal of the recent Infill Committee decision to approve the development application for 431 E Springdale on May 4, 2017. The application lacked required information and the design is not in keeping with the intent of the IH-1 Overlay. The issue of mass and scale was not addressed. The incomplete application did not allow interested neighbors to properly evaluate the design at the Infill Design Meeting. Our neighborhood already has too many examples of bad infill design, most of which happened before the guidelines were adopted in 2007. Oakwood-Lincoln Park has ongoing and current issues with infill housing that should be covered by the guidelines. We are currently experiencing some revitalization and want newly built houses to blend-in with our historic homes. The Neighborhood Association is seeking Neighborhood Conservation Overlay for the area in question for this building proposal. MPC does not have the staff to begin surveying Oakwood until later this year or next year, despite the City Council resolution last summer. Please uphold the appeal and support the Infill Guidelines for the Heart of Knoxville, and require the developer to submit a new and complete application. Sincerely, Rebecca Franklin

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Infill in OLP

1 message

'Jan Cagle' via Commission <commission@knoxmpc.org>

Wed, Jul 12, 2017 at 10:32 AM

Reply-To: jancagle88@yahoo.com

To: commission@knoxmpc.org

Re: 3-A-17-IH APPEAL

Parcel ID: 081FP018

Dear Commissioner,

I am writing to let you know that I support Oakwood Lincoln Park Neighborhood Association's Appeal of the recent Infill Committee decision to approve the development application for 431 E Springdale on May 4, 2017. The application lacked required information and the design is not in keeping with the intent of the IH-1 Overlay. The issue of mass and scale was not addressed. The incomplete application did not allow interested neighbors to properly evaluate the design at the Infill Design Meeting.

Our neighborhood already has too many examples of bad infill design, most of which happened before the guidelines were adopted in 2007. Oakwood-Lincoln Park has ongoing and current issues with infill housing that should be covered by the guidelines. We are currently experiencing some revitalization and want newly built houses to blend-in with our historic homes. The Neighborhood Association is seeking Neighborhood Conservation Overlay for the area in question for this building proposal. MPC does not have the staff to begin surveying Oakwood until later this year or next year, despite the City Council resolution last summer.

Please uphold the appeal and support the Infill Guidelines for the Heart of Knoxville, and require the developer to submit a new and complete application.

Sincerely,
Jan Cagle
1018 E Churchwell Ave. 37917

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 3-A-17-IH APPEAL Parcel ID

1 message

Sonia Lumpkin <sonialumpkin@gmail.com>

Wed, Jul 12, 2017 at 10:45 AM

Reply-To: sonialumpkin@gmail.com

To: commission@knoxmpc.org

Re: 3-A-17-IH APPEAL
Parcel ID: 081FP018

Dear Commissioner,

I am writing to let you know that I support Oakwood Lincoln Park Neighborhood Association's Appeal of the recent Infill Committee decision to approve the development application for 431 E Springdale on May 4, 2017. The application lacked required information and the design is not in keeping with the intent of the IH-1 Overlay. The issue of mass and scale was not addressed. The incomplete application did not allow interested neighbors to properly evaluate the design at the Infill Design Meeting. Our neighborhood already has too many examples of bad infill design, most of which happened before the guidelines were adopted in 2007. Oakwood-Lincoln Park has ongoing and current issues with infill housing that should be covered by the guidelines. We are currently experiencing some revitalization and want newly built houses to blend-in with our historic homes. The Neighborhood Association is seeking Neighborhood Conservation Overlay for the area in question for this building proposal. MPC does not have the staff to begin surveying Oakwood until later this year or next year, despite the City Council resolution last summer. Please uphold the appeal and support the Infill Guidelines for the Heart of Knoxville, and require the developer to submit a new and complete application.

Sincerely,
Sonia Lumpkin
1021 Ledgerwood Ave.

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Infill Design Appeal Oakwood

1 message

Emma Centurion <emma.centurion@gmail.com>
Reply-To: emma.centurion@gmail.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Jul 12, 2017 at 10:45 AM

Re: 3-A-17-IH APPEAL

Parcel ID: 081FP018

Dear Commissioner,

I am writing to let you know that I support Oakwood Lincoln Park Neighborhood Association's Appeal of the recent Infill Committee decision to approve the development application for 431 E Springdale on May 4, 2017. The application lacked required information and the design is not in keeping with the intent of the IH-1 Overlay. The issue of mass and scale was not addressed. The incomplete application did not allow interested neighbors to properly evaluate the design at the Infill Design Meeting.

Our neighborhood already has too many examples of bad infill design, most of which happened before the guidelines were adopted in 2007. Oakwood-Lincoln Park has ongoing and current issues with infill housing that should be covered by the guidelines. We are currently experiencing some revitalization and want newly built houses to blend-in with our historic homes. The Neighborhood Association is seeking Neighborhood Conservation Overlay for the area in question for this building proposal. MPC does not have the staff to begin surveying Oakwood until later this year or next year, despite the City Council resolution last summer.

Please uphold the appeal and support the Infill Guidelines for the Heart of Knoxville, and require the developer to submit a new and complete application.

Sincerely,

Emma Centurion

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 3-A-17-IH APPEAL

1 message

Shandie Howell <shandie.howell@gmail.com>

Wed, Jul 12, 2017 at 11:06 AM

Reply-To: shandie.howell@gmail.com

To: commission@knoxmpc.org

Re: 3-A-17-IH APPEAL

Parcel ID: 081FP018

Dear Commissioner,

I am writing to let you know that I support Oakwood Lincoln Park Neighborhood Association's Appeal of the recent Infill Committee decision to approve the development application for 431 E Springdale on May 4, 2017. The application lacked required information and the design is not in keeping with the intent of the IH-1 Overlay. The issue of mass and scale was not addressed. The incomplete application did not allow interested neighbors to properly evaluate the design at the Infill Design Meeting. Our neighborhood already has too many examples of bad infill design, most of which happened before the guidelines were adopted in 2007. Oakwood-Lincoln Park has ongoing and current issues with infill housing that should be covered by the guidelines. We are currently experiencing some revitalization and want newly built houses to blend-in with our historic homes. The Neighborhood Association is seeking Neighborhood Conservation Overlay for the area in question for this building proposal. MPC does not have the staff to begin surveying Oakwood until later this year or next year, despite the City Council resolution last summer. Please uphold the appeal and support the Infill Guidelines for the Heart of Knoxville, and require the developer to submit a new and complete application.

Sincerely,
Shandie Howell



Virus-free. www.avg.com

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Re: 3-A-17-IH APPEAL Parcel ID: 081FP018

1 message

Ben Hoffman <benhoffman32@gmail.com>

Wed, Jul 12, 2017 at 11:11 AM

Reply-To: benhoffman32@gmail.com

To: commission@knoxmpc.org

Dear Commissioner,

I am writing to let you know that I support Oakwood Lincoln Park Neighborhood Association's Appeal of the recent Infill Committee decision to approve the development application for 431 E Springdale on May 4, 2017. The application lacked required information and the design is not in keeping with the intent of the IH-1 Overlay. The issue of mass and scale was not addressed. The incomplete application did not allow interested neighbors to properly evaluate the design at the Infill Design Meeting.

Our neighborhood already has too many examples of bad infill design, most of which happened before the guidelines were adopted in 2007. Oakwood-Lincoln Park has ongoing and current issues with infill housing that should be covered by the guidelines. We are currently experiencing some revitalization and want newly built houses to blend-in with our historic homes. The Neighborhood Association is seeking Neighborhood Conservation Overlay for the area in question for this building proposal. MPC does not have the staff to begin surveying Oakwood until later this year or next year, despite the City Council resolution last summer.

Please uphold the appeal and support the Infill Guidelines for the Heart of Knoxville, and require the developer to submit a new and complete application.

Sincerely,
Benjamin Hoffman

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 3-A-17-IH appeal, parcel 081FP018

1 message

'Kathy Seely' via Commission <commission@knoxmpc.org>

Wed, Jul 12, 2017 at 11:50 AM

Reply-To: kathy.seely@yahoo.com

To: commission@knoxmpc.org

I am a home owner on Burwell Ave. at the corner of Harvey Street. I bought my almost 100 year old Craftsman house about two years ago because I love old houses with character and I saw great potential in the Oakwood neighborhood. Because of my concern for revitalization of my neighborhood as well as the City of Knoxville I just recently joined the board of the Oakwood Lincoln Park Neighborhood Association. It was with great alarm and dismay that I saw a lovely restoration worthy Victorian almost directly behind me at 431 E Springdale demolished last year.

I am writing to you because , now that the house is gone, I want to make sure that any infill housing that replaces it follows Infill Guidelines for the Heart of Knoxville. I support Oakwood Lincoln Park Neighborhood Association's Appeal of the recent Infill Committee decision to approve the development application for this property. I attended that meeting and was witness to the fact that the developer did not properly fill out the application. Required information was missing and the design presented was not in keeping with the intent of the Neighborhood Conservation Overlay that we are seeking and that has already been supported by City Council. Those of us who own homes in close proximity to 431 E Springdale and who attended the Infill Committee meeting did not have the opportunity to properly evaluate the design submitted by the developer due to the large amount of missing, incomplete and inaccurate information on their application.

I have made an investment in the Oakwood community and I want bad infill design to be a thing of the past. Please uphold our appeal and require the developer to submit a new and complete application.

Sincerely,

Kathy Seely
432 E Burwell Ave.
OLPNA Board Member at Large

Sent from Yahoo Mail for iPad

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 3-A-17-IH Appeal

1 message

Jacqueline Friederichsen <jfried447@gmail.com>
Reply-To: jfried447@gmail.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Jul 12, 2017 at 12:01 PM

Re: 3-A-17-IH APPEAL
Parcel ID: 081FP018

Dear Commissioner,

I am writing to let you know that I support Oakwood Lincoln Park Neighborhood Association's Appeal of the recent Infill Committee decision to approve the development application for 431 E Springdale on May 4, 2017. The application lacked required information and the design is not in keeping with the intent of the IH-1 Overlay. The issue of mass and scale was not addressed. The incomplete application did not allow interested neighbors to properly evaluate the design at the Infill Design Meeting.

Our neighborhood already has too many examples of bad infill design, most of which happened before the guidelines were adopted in 2007. Oakwood-Lincoln Park has ongoing and current issues with infill housing that should be covered by the guidelines. We are currently experiencing some revitalization and want newly built houses to blend-in with our historic homes. The Neighborhood Association is seeking Neighborhood Conservation Overlay for the area in question for this building proposal. MPC does not have the staff to begin surveying Oakwood until later this year or next year, despite the City Council resolution last summer.

Please uphold the appeal and support the Infill Guidelines for the Heart of Knoxville, and require the developer to submit a new and complete application.

Sincerely,

Jacqueline Friederichsen
447 Watauga Avenue
37917

--

This message was directed to commission@knoxmpc.org

July 12, 2017

Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902

RE: MPC File No. 7-A-17-OB (July 13, 2017 Meeting Agenda Item #77)

Certificate of Appropriateness for 431 East Springdale Avenue,
City Block 17224, Parcel ID 081FP018

Dear Commissioners:

I write in support of an appeal scheduled for consideration at your next meeting—and in opposition to the Infill Committee's decision to grant a certificate of appropriateness for proposed development at 431 E. Springdale Avenue.

I live on the 400 block of E. Springdale Avenue, having purchased a home there nearly eight years ago. I was first attracted to the Oakwood neighborhood, and to my block in particular, by its historic charm; at the time, 11 of the 17 houses on the block were in the folk Victorian style and had been constructed before the early 1920s, while other houses from the same period were in the Craftsman style. (I've attached a few photographs of houses on the block.) I was thrilled to buy one of the Victorians as my first-ever house—even though it needed work, as old houses often do.

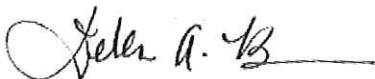
In early 2016, a developer demolished one of the largest Victorians on the block, which was situated at 431 E. Springdale Avenue, even after concerned neighbors had offered to buy and rehabilitate the house. In place of that historic home, the developer proposed various structures that do not conform to the Infill Guidelines. That's why City Council vacated the Infill Committee's previous certificate of appropriateness last year.

The developer's most recent application—the one for which the Infill Committee granted a certificate of appropriateness and which the Oakwood-Lincoln Park Neighborhood Association is now appealing—does not correspond to the mass and scale of the original houses on the block. Nor was the application even complete when submitted.

The neighborhood already has numerous examples of poor infill design, including a brick house on my block. Please do not allow the developer to perpetuate that problem by constructing the proposed structure. Instead, enforce the Infill Guidelines for the Heart of Knoxville and require the developer to submit a new and complete application.

Thank you for your consideration.

Sincerely,



Debra A. Breneman

existing properties in the 400 block of E. Springdale Ave

