



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

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

1 message

SARAH <wsarahgrace@comcast.net>
Reply-To: wsarahgrace@comcast.net
To: commission@knoxmpc.org

Wed, Jul 12, 2017 at 10:18 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.

I live in 301 E. Burwell Ave. The home I live in has been in my family since it was built in 1903. The house belonged to my great-great grandparents. My great-grandmother was born here, my grandfather raised here, and now I am able to live here. Although this house has had its fair share of wear and tear, our family has kept the house well maintained despite economic climate shifts. It has now been renovated to its former glory in the Victorian style. I see various other houses in the area receiving the care and attention they deserve as well. I want this neighborhood's architectural and historical legacy to continue as this area moves towards revitalization.

Oakwood 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.

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,
Sarah Grace Mills
(Great-great granddaughter of Ellen Truett, first resident of 301 E. Burwell Ave, great-granddaughter of Edward and Evelyn Dougherty, and granddaughter of James Dougherty)

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This message was directed to commission@knoxmpc.org

7 attachments

IMG_2001.JPG
3845K



IMG_2346.JPG
1697K



IMG_2345.JPG
1385K



IMG_2344.JPG
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IMG_1982.JPG
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 **Burwell Ave Commissioner Letter.pdf**
11633K



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

[MPC Comment] 3-A-17-IH Appeal (Parcel ID 081FP018)

1 message

ctanner@wingedelfarm.com <ctanner@wingedelfarm.com>

Wed, Jul 12, 2017 at 10:10 PM

Reply-To: ctanner@wingedelfarm.com

To: commission@knoxmpc.org

Dear Commissioner,

As a former long-time resident of the Brownlow Community, I'm writing in support of the Oakwood-Lincoln Park Neighborhood Association's appeal of the decision by the Infill Committee to approve the development application for 431 E. Springdale.

The Oakwood Community has been fighting an ongoing — and seemingly uphill — battle for some time now to preserve the integrity of its homes, and this is only the latest example of the neighborhood's interests being held in blatant disregard. In the case of this particular development application, the association has a number of well-founded reasons for filing an appeal, among them:

1. The design is not in keeping with the IH-1 overlay.
2. The application is incomplete.
3. Residents were not given the opportunity to adequately evaluate the design at the Infill Design meeting.

Oakwood is in the midst of a major revitalization effort. (The neighborhood adopted housing guidelines a decade ago, and the association is currently seeking Neighborhood Conservation Overlay for the area where the Springdale property is located.) To continue in the right direction, it's essential that the community play an active role in ensuring that (1) new construction is in sync with existing homes and (2) existing structures are not demolished, without scrutiny, by outside interests who are not as invested in the neighborhood's success.

While I now live in rural Roane County, my plan in the next couple of years is to move back to the historic part of Knoxville. When I do, I want the Oakwood revitalization effort to be well underway. Please do your part to make that happen. Uphold the appeal and support the Infill Guidelines.

Best regards,

Cindy Tanner
1285 Sweetwater Road
Philadelphia, TN 37846

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Infill Housing

1 message

david harman <davidanthonyharman@gmail.com>

Wed, Jul 12, 2017 at 4:16 PM

Reply-To: davidanthonyharman@gmail.com

To: commission@knoxmpc.org

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,

David Harman
407 E. Oak Hill Ave.

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Oakwood Lincoln Park Neighborhood Habitat for Humanity

1 message

'Karen Phillips' via Commission <commission@knoxmpc.org>
Reply-To: kphillipsmsn@yahoo.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Thu, Jul 13, 2017 at 9:15 AM

Re: 3-A-17-IH APPEAL

Parcel ID: 081FP018

Dear Commissioners,

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 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. Newly built houses that do not blend with the historic houses hurt the neighborhood's application for Historic and Neighborhood Conservation Overlay. Additionally, newly built houses that don't blend don't allow those residents to accrue equity at the same rate of their neighbors in older houses.

Oakwood already has too many examples of bad infill design, most of which happened before the guidelines were adopted in 2007. The area is currently experiencing revitalization. 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.

This is a very personal matter to me as I grew up at 431 E Springdale Avenue and still attend church in this area. I feel that it is very important to maintain the integrity of the neighborhood.
y of the neighborhood.

Sincerely,

Reply Reply to All Forward More

Have a blessed day. Karen Beets

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