

MEMORANDUM

Agenda Item # 77

To: Metropolitan Planning Commission
From: Jeff Archer, AICP, Principal Planner
Date: June 13, 2017
Subject: Appeal of Infill Housing COA Decision

An appeal of the Infill Housing Design Review Committee decision granting a Certificate of Appropriateness (COA) to Knoxville Habitat for Humanity to permit the construction of a new home at 431 E. Springdale Avenue has been filed by a resident of the neighborhood in which the new home is proposed. Appeals of decisions of the Infill Housing Design Review Committee are heard by the Metropolitan Planning Commission. In appeals such as this, MPC staff does not present a recommendation but rather provides an overview of the case and addresses the issues identified by the appellant. This overview is provided below.

This appeal was filed by Ms. Deborah Thomas, who serves on the Oakwood Lincoln Park Neighborhood Association Board. This COA (File # 3-A-17-IH) was issued based on the approval of the application at the May 4, 2017 Infill Housing Design Review Committee meeting. This is the second appeal of a COA for this property, and a project timeline can be found at the end of this memo.

The decision being cited for appeal is “the Infill Design Review Committee’s grant of a certificate of appropriateness, despite the applicant’s noncompliance with (1) the application requirements and (2) the Infill Housing Design Guidelines as to the mass/scale of proposed structure.”

The reasons stated for this appeal include: (1) “The Infill Housing Design Review Committee approved an application that was incomplete and inconsistent with the guidelines and (2) the proposed 8-foot exterior wall plates will yield a mass and scale that is inconsistent with the original houses in the neighborhood; height of the wall plates should be approximately 10 feet instead, to comply with the Guidelines.” An attached May 23, 2017 letter from Ms. Thomas to the Planning Commission goes into more details about the appeal.

Discussion regarding point (1) of the reason for appeal:

In the letter provided by Ms. Thomas, she stated that the foundation and eave height were missing from the application and the Committee should not have approved the application because required information was missing. Page 38 of “MPC’s Administrative Rules and Procedures” states that “an incomplete application will not be accepted” and that applications shall provide labeled “height to eave” and “foundation height” as part of application.

It is correct that the application did not have this information labeled on the application that was distributed to Committee members and posted to the MPC website on April 18th. Although the application was made available for over two weeks before the meeting, staff did not receive any contact requesting

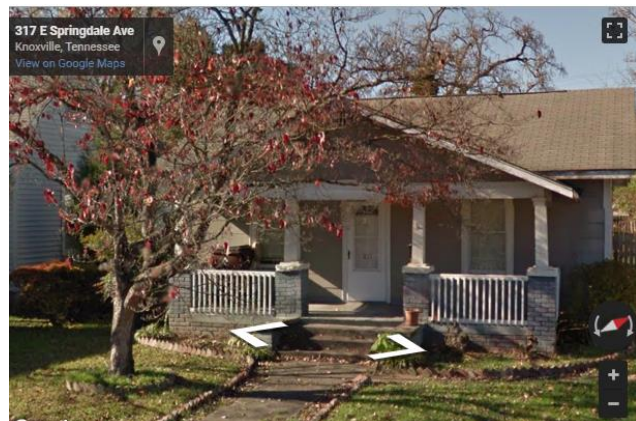
additional information. The application was accepted because it was thought to have all the required information needed. After noticing the height to eave was missing from the application staff contacted the applicant and asked them to bring this information to the Infill Housing Design Review Committee meeting, so it can be reviewed by the committee.

The height to the eave and top of foundations were two issues that were discussed in great detail during the May 4th Infill Housing Design Review Committee meeting. At this meeting there were five neighborhood representatives. Both the neighborhood representatives and the applicant brought supplemental information to the meeting that illustrated the heights of these building elements on nearby houses. The committee reviewed this supplemental information and listened to explanations of both parties.

The Committee unanimously approved the application after reviewing the distributed information from the applicant and neighborhood. As a result, the COA included a front foundation height of 2-feet and an eave height of approximately 10 feet (measured from the ground). In addition, the Committee's approval was subject to a change in the windows, front door, and siding that was more appropriate to the surrounding area.

Discussion regarding-point (2) of the reason for appeal:

The Heart of Knoxville Infill Housing Design Guidelines do not specifically discuss “wall plates” but do address the overall scale of buildings. The guidelines state that “the front elevation should be designed to be similar in scale to other houses along the street.” The committee felt that the overall scale was similar to other houses on the street, specifically 317 E. Springdale (see adjacent photo), which the neighborhood and Habitat agreed to use as a base model for a revised Infill Housing application (referenced in timeline below). The scale issues noted in the guidelines address inappropriate scales of one- versus two- story buildings, not 1 or 2 feet.



Project Timeline

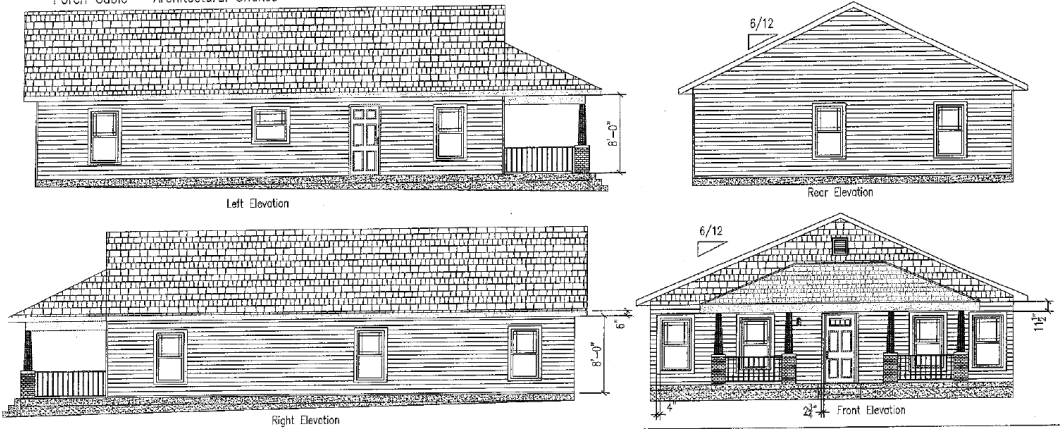
The following is a summary of major points in the application and approval process for this property, in chronological order 1-6.

1. Original application is filed for this property on March 28, 2016. Neighborhood representatives appeal the decision of the Committee to MPC, seeking an 8:12 roof pitch, front-gable porch roof, and shift in secondary door from side door to rear door location. At the May 12th MPC Meeting, the Planning Commission voted to deny the appeal. Then the neighborhood representatives appealed MPC's decision to City Council, which upheld the appeal making the COA null. The following architectural elevations are from the COA that was approved by the Infill Committee, but nullified by City Council in affirming the appeal.

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

Knoxville Habitat for Humanity
 431 E. Springdale SBR March 2016

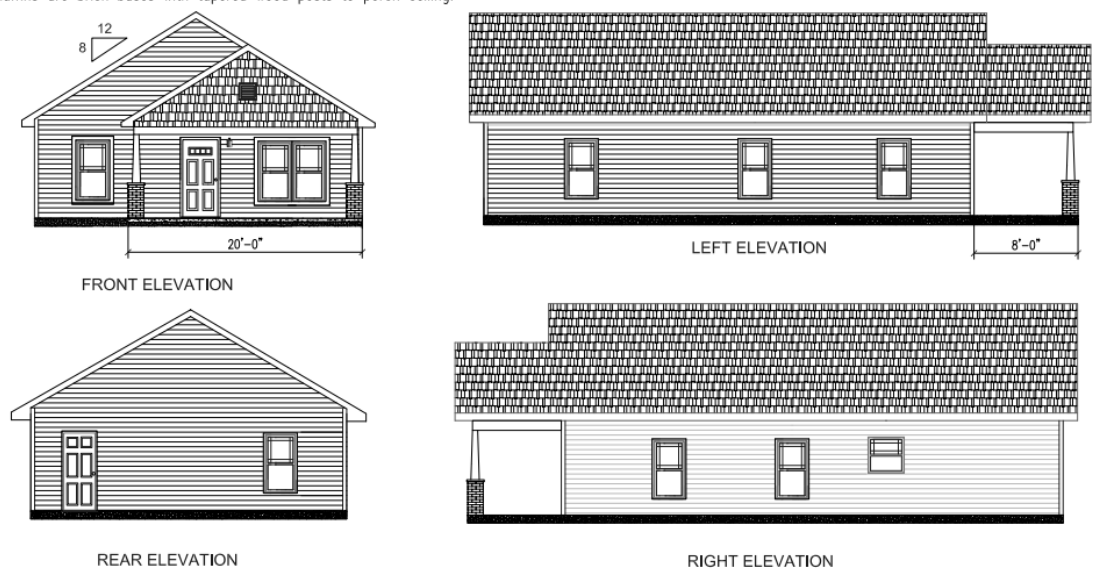
MPC
 PLAN REVIEW CERT
 Plan Approved: [Signature]
 Zone: [Signature]
 MPC File #: 3-4-16



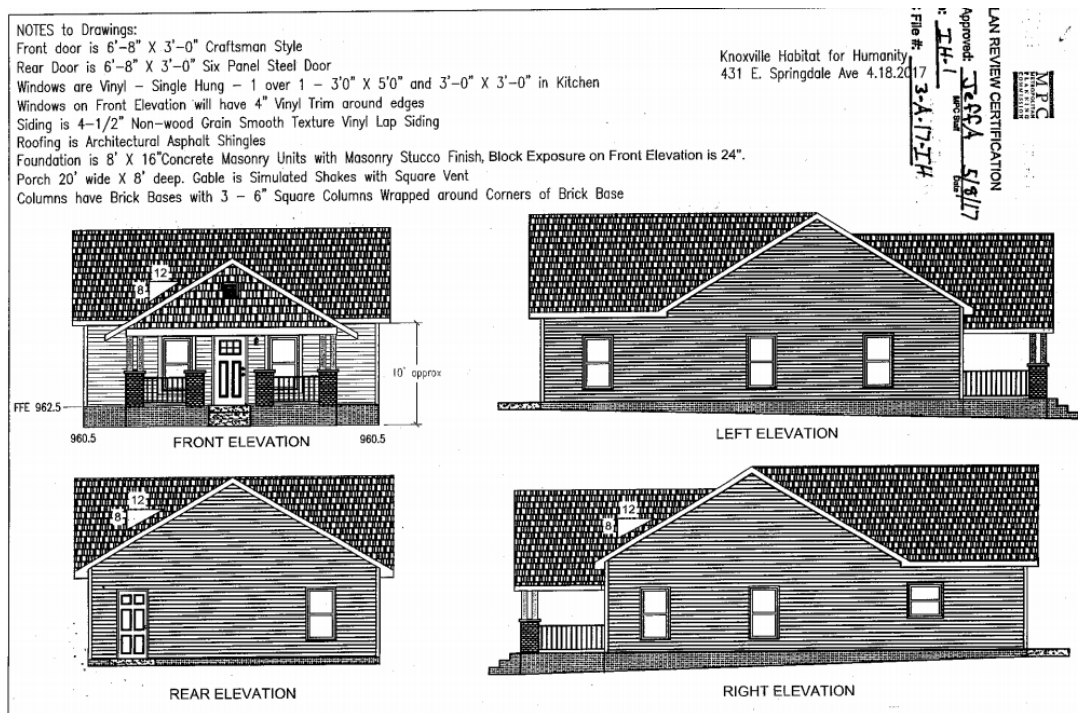
- Habitat files for a revised application (illustrated below) on February 22, 2017, addressing issues brought up during the appeal process in 2016, including proposing a smaller house, having a roof pitch of 8:12, and relocating the back door. This information was shared with the neighborhood representatives and they expressed their concern with the design. As a result, Habitat postponed the application review for two consecutive months in order to schedule a meeting with the neighborhood representatives.

NOTES to Drawings:
 Doors are Federal Style steel panel doors 6'8" X 3'0" with square top lights
 Windows are vinyl Single Hung Prairie Style 3'0" X 5'0" and 3'-0" X 3'-0" in Kitchen
 Windows on Front Elevation will have 4" vinyl trim around edges
 Siding is 5" Premium 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. Exposure of foundation will be minimal
 Gable is Simulated Shakes with 18" vent
 Columns are brick bases with tapered wood posts to porch ceiling.

Knoxville Habitat for Humanity
 431 E. Springdale Ave 2.21.2017



3. On April 5, 2017, Habitat hosted a meeting to discuss the application. Attendance included Oakwood Lincoln Park Neighborhood Association Board members (Ms. Thomas and Ms. Ellis), City Councilman Mark Campen, Habitat staff, and MPC staff. The neighborhood was interested in adding a more complex roof shape and a different architectural details. They wanted to ensure that any proposed design would not be out of character with the street and expressed interest in seeking a Neighborhood Conservation (NC-1) zoning overlay in this area. At the conclusion of the meeting, the neighborhood representatives agreed that 317 E. Springdale (see adjacent photo) could be used as a model since it was original to the neighborhood, had more Craftsman-style detail, and was located on the street.
4. On April 18, 2017, Habitat submitted revised application which was made available to the Committee and public. This application included a new house plan, containing similar design elements of the house located at 317 E. Springdale Avenue.
5. On May 4, 2017, the Infill Housing Design Review Committee met and approved the revised application with four conditions: (1) the windows shall be changed to 1:1, instead of prairie style; (2) the front door shall be Craftsman-style or Half-light, per the guidelines; (3) the vinyl siding shall be smooth, instead of wood grain; and (4) the minimum exposed foundation shall be 24". The applicant revised their plan meeting to address the five conditions and a COA was issued May 8th (See image below and attached COA).



6. May 23, 2017, Appeal filed by Ms. Thomas (copy attached).

7-A-17-DB-7-13-17

KNOXVILLE-KNOX COUNTY
M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

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
 Use on Review Street Name Change Right-of-Way Closure
 Certificate of Appropriateness Other: _____

Decision by: MPC BZA Other: Infill Design Review Committee Date of Decision: May 8, 2017

Jurisdiction: City 5 Councilmanic District County _____ Commission District

Original Applicant Name: Cliff Shadwell, Habitat for Humanity Original File Number: 3-A-17-IH

Name of Owner of Subject Property: Cliff Shadwell, Habitat for Humanity

Description of Subject Property (Include city block and parcel number or lot number):
431 East Springdale Ave, City Block 17224, Parcel ID 081FP018

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

DECISION BEING APPEALED

the Infill Design Review Committee's grant of a certificate of appropriateness, despite the applicant's noncompliance with (1) the application requirements and (2) the Infill Housing Guidelines as to the mass/scale of proposed structure

REASON FOR THE APPEAL

Attach additional pages, if necessary.

1. The Infill Design Review Committee approved an application that was incomplete and inconsistent with the Guidelines.
2. The proposed 8-foot exterior wall plates will yield a mass and scale that is inconsistent with original houses in the neighborhood; the height of the wall plates should be approximately 10 feet instead, to comply with the Guidelines.

(please also see attached letter)

PETITIONER INFORMATION

Name of Petitioner: Oakwood-Lincoln Park Neighborhood Association

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner): residents of Oakwood Lincoln Park

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

428 E. Burnwell Ave Knoxville TN 37917
Street Address City State Zip

Phone: (865) 546-1433 Fax: _____ E-mail: deb33immet@gmail.com

For MPC Staff Use Only

Application Accepted by MPC Staff Member: [Signature]

Appeal Fee Amount: \$200.00 Date Appeal Received: 5/23/17

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

<input type="checkbox"/> City Council - 6 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 type="checkbox"/> MPC - 1:30 p.m. _____ Month • Date • Year
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May 23, 2017
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902

RE: Certificate of Appropriateness (COA) for 431 East Springdale Avenue,
City Block 17224, Parcel ID 081FP018
Infill File No. 3-A-17-IH

Dear Commissioners:

We appeal the above decision because of unresolved concerns about the mass and scale of a proposed structure for which the Infill Housing Design Review Committee recently granted a certificate of appropriateness to Knoxville Habitat for Humanity ("the Developer"). In our view, the Infill Committee failed to properly apply the Infill Housing Guidelines. In addition, the Committee approved an application with deficiencies that prevented any meaningful review by the Committee or by neighborhood residents. For example, conspicuously absent from the application was any detail regarding the height of the proposed structure.

The Administrative Rules and Procedures governing the Infill Committee explicitly say that "an incomplete application will not be accepted." (Administrative Procedures Manual, App'x C, Section 5.A.) To be complete, an application must include proposed front and side elevations showing, among other things, the "height to eave" and "height of foundation." (Administrative Procedures Manual, App'x C, Section 5.B.3.) Those dimensions were missing from the Developer's April 18, 2017, application, and should have been rejected on that basis. Only during the Committee's meeting on May 4, 2017—and after neighborhood residents expressed concerns about the overall scale, mass, and foundation height of the proposed construction—did the Developer disclose that it was proposing a structure with a total height of approximately 19 feet 7 inches, and a foundation of not more than 16 inches. During the meeting, the Developer supplied drawings with handwritten notations suggesting an exterior wall height of 8 feet. By exterior wall height, we refer to the space above the foundation and below the eave. In other words, it is the "height to eave" less the "height of foundation," as those terms are defined by the Commission. (See Application for Infill Housing Certificate of Appropriateness, Elevation Requirements, pages 3-4.)

The Developer's April 18, 2017, application was also incomplete regarding the "height of foundation." It specified the construction materials for the foundation—8' x 16" concrete masonry units—but stated that exposure of the foundation would be "minimal." When neighbors questioned the ambiguity of the proposed foundation height, a committee member mentioned that the Developer and other builders ordinarily provide a range for that dimension. No range was specified here. (Administrative Procedures Manual, App'x C, § 3.F.) The Developer represents an established organization that builds many houses per year, so it should be familiar with the applicable rules and regulatory processes. Assuming the Developer

has complied with the Infill Guidelines with other properties, the Infill Committee should not have allowed it to skirt those regulations on this application.

In the end, the Committee conditioned its approval of the application upon, among other things, a foundation height of no less than 24 inches, thereby resolving the neighbors' concerns about that specific aspect of the design. The Developer's revised plan, upon which a certificate of appropriateness was ultimately granted, shows a height to eave of "approx." 10 feet, which includes 24 inches of exposed foundation on the front elevation. That foundation height is consistent with the Infill Guidelines and with other houses in the area; the adjacent Craftsman house at 425 East Springdale has an exposed front foundation of 23 inches.

However, the overall height of Habitat's proposed structure remains problematic, because an 8-foot exterior wall height will make the finished structure appear short, even squashed, when compared to other houses on the block, many of which have 10- or 11-foot walls. For example, the exterior wall heights of the nearest and oldest Craftsman houses are 9 feet, 6 inches (425 East Springdale) and 9 feet, 10 inches (432 East Burwell), respectively. The Victorian houses in the neighborhood have even greater exterior wall heights; 428 East Burwell, for example, has an exterior wall height of 11 feet, 6 inches. The interior walls of nearby folk Victorians, including those at 423 and 428 East Springdale, are greater than 10 feet. We realize such interior dimensions are outside the scope of the Infill Committee's review, but those dimensions necessarily affect the exterior appearance of a structure. The Infill Guidelines themselves acknowledge that the original houses "tried to look tall," a perception created largely by the proportions of the first-floor elevations. (Infill Design Guidelines, § 4, Scale, Mass, and Foundation Height, page 8.) The Infill Committee corrected some of those flaws by placing conditions upon its approval of a certificate of appropriateness, but the Committee did not remedy the exterior wall height, which is pivotal to the proposed structure's overall mass and scale. For that reason, we think that a fair application of the Infill Guidelines in this case would require an exterior wall height of approximately 10 feet, i.e., two feet greater than that approved by the Infill Committee. An exterior wall height of only 8 feet would appear especially short when compared to the height of the 8-over-12 roof atop it, *because individual design elements do not exist in isolation.*

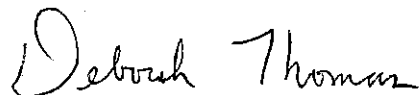
Although the Developer's current application is better than its initial application in 2016, it does not yet reflect the same mass and scale as the "original" houses on the block, as directed by the Guidelines. (Infill Design Guidelines, § 4, Scale, Mass, and Foundation Height, page 8.) The original houses on the block represent two distinct styles—Victorian and Craftsman—yet the Developer's latest application merged elements of each style, plus other unrelated styles (e.g., Prairie-style windows) for a hybrid design inconsistent with any one style. The Developer demolished the original Victorian house on the property in 2016, even after a neighborhood resident had offered to buy and rehabilitate the house, which featured a complex 12-over-12 roof design as well as 10- or 11-foot ceilings. In its place, the Developer first proposed a structure that did not resemble any original Victorian or Craftsman home in the area and that had a roof pitch of 5-over-12. Such a development proposal was inappropriate and was successfully opposed, although doing so required an appeal both to this Commission and to City Council.

Neighborhood residents have expended considerable time and effort to see that the property at 431 East Springdale appropriately reflects the historic character of the block. The Developer, by contrast, seems largely unconcerned about respecting or contributing to the neighborhood. For example, it has repeatedly compared its building proposals to a brick house at 435 East Springdale that is not original to the block and that illustrates precisely why Infill Guidelines were necessary in the first instance. When we appealed to City Council in 2016, arguing that several aspects of the Developer's proposal, including the 6-over-12 roof pitch, did not conform to the Infill Guidelines, the Developer replied by requesting a 5-over-12 roof, i.e., one that was even more flat than that for which it had been granted a certificate of appropriateness. More recently, during the May 7, 2017 Infill Committee meeting, the Developer admitted that it never considered using original siding materials. The Developer's mission of providing affordable housing is an admirable one. But its method of securing approval to build this structure shows little or no respect for the Oakwood-Lincoln Park neighborhood in which it seeks to build, and its seeming disregard for the Infill Guidelines should not be tolerated. The Infill Guidelines protect the "Heart of Knoxville" neighborhoods and promote architectural harmony only to the extent they are properly applied. (Infill Design Guidelines, Introduction, page 1.) Here, the Infill Committee failed to enforce the Guidelines regarding overall mass and scale of the Developer's proposed structure.

We ask this Commission to deny the certificate of appropriateness because the Developer's application does not comply with the Infill Guidelines with respect to mass and scale. We also urge the Commission to direct the Infill Committee to reject any future applications which are incomplete or inconsistent with the Guidelines.

Thank you for your consideration.

Respectfully,



Deborah Thomas, Treasurer

Oakwood-Lincoln Park Neighborhood Association



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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FAX • 215 • 2068
www.knoxmpc.org

KNOXVILLE – KNOX COUNTY
METROPOLITAN PLANNING COMMISSION

APPLICATION FOR INFILL HOUSING
CERTIFICATE OF APPROPRIATENESS

Date 2/22/17

1. Location of Property: Address: 431 E. SPRINGDALE

NOTE: Obtain a certified address from MPC before submitting your plans

Lot and Parcel Number: CITY BLOCK 17224, PARCEL # 08/FP018

Check nature of request:

- New primary structure: Site built Modular* Multi-sectional**
- Additions visible from the primary street
- Changes to porches visible from the primary street
- Driveways, parking pads, access point, garages or similar facilities

* Submit Manufacture, Distributor and Installer; ** Submit Home Dealer and Stabilizer

Project contact:

Name of Applicant: CLIFF SHADWELL
 Street: 1501 WASHINGTON AVE City: KNOXVILLE
 State: TN Zip: 37917 Daytime Telephone: 865-523-3539 ext 113
 Email: C.SHADWELL@KHFH.COM Fax: (865) 522-8081

2. Owner:

Name of Owner: KNOXVILLE HABITAT FOR HUMANITY
 Organization (if applicable): _____
 Street: 1501 WASHINGTON AVE City: KNOXVILLE
 State: TN Zip: 37917 Daytime Telephone: 865-523-3539
 Email: _____ Fax: 865-522-8081

3. Documents:

- Proposed plot plan, submit 9 copies (see plot plan requirements)
- Proposed front and side elevations, submit 9 copies (see elevation requirements)
- Workmans Compensation Certificate (if required)

4. Signature of Applicant:

I hereby certify that this application is consistent with the principles found within the Heart of Knoxville Infill Housing Design Guidelines.

Signature: Date: 2/22/17

Revised 4/18/17



3-A-17-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

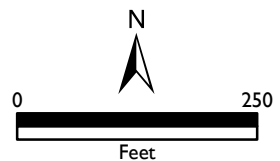
Applicant: Cliff Shadwell Habitat for Humanity

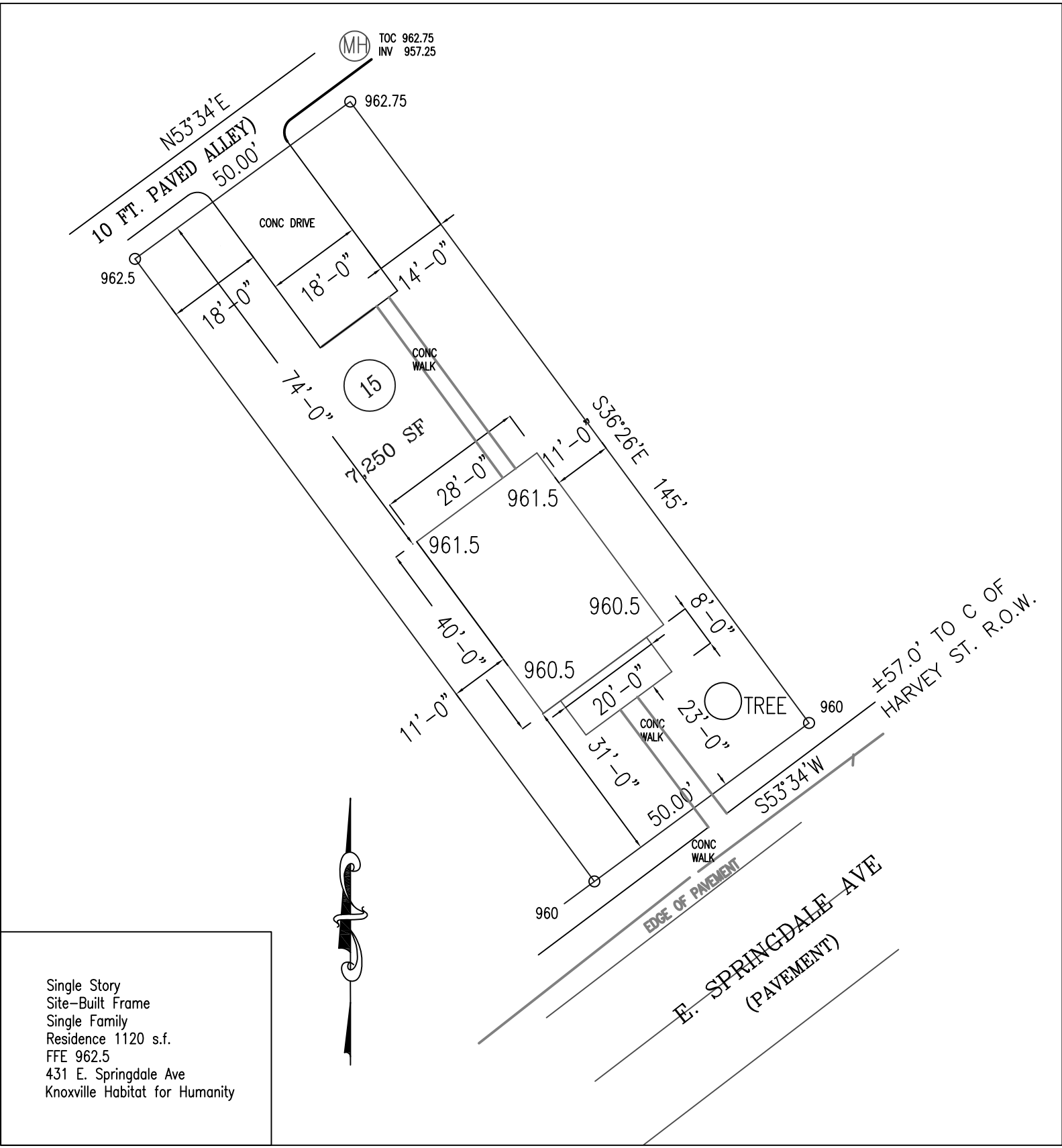
**INFILL
HOUSING
REVIEW
BOARD**



431 E Springdale
Oakwood/Lincoln Park Infill Housing Overlay
District

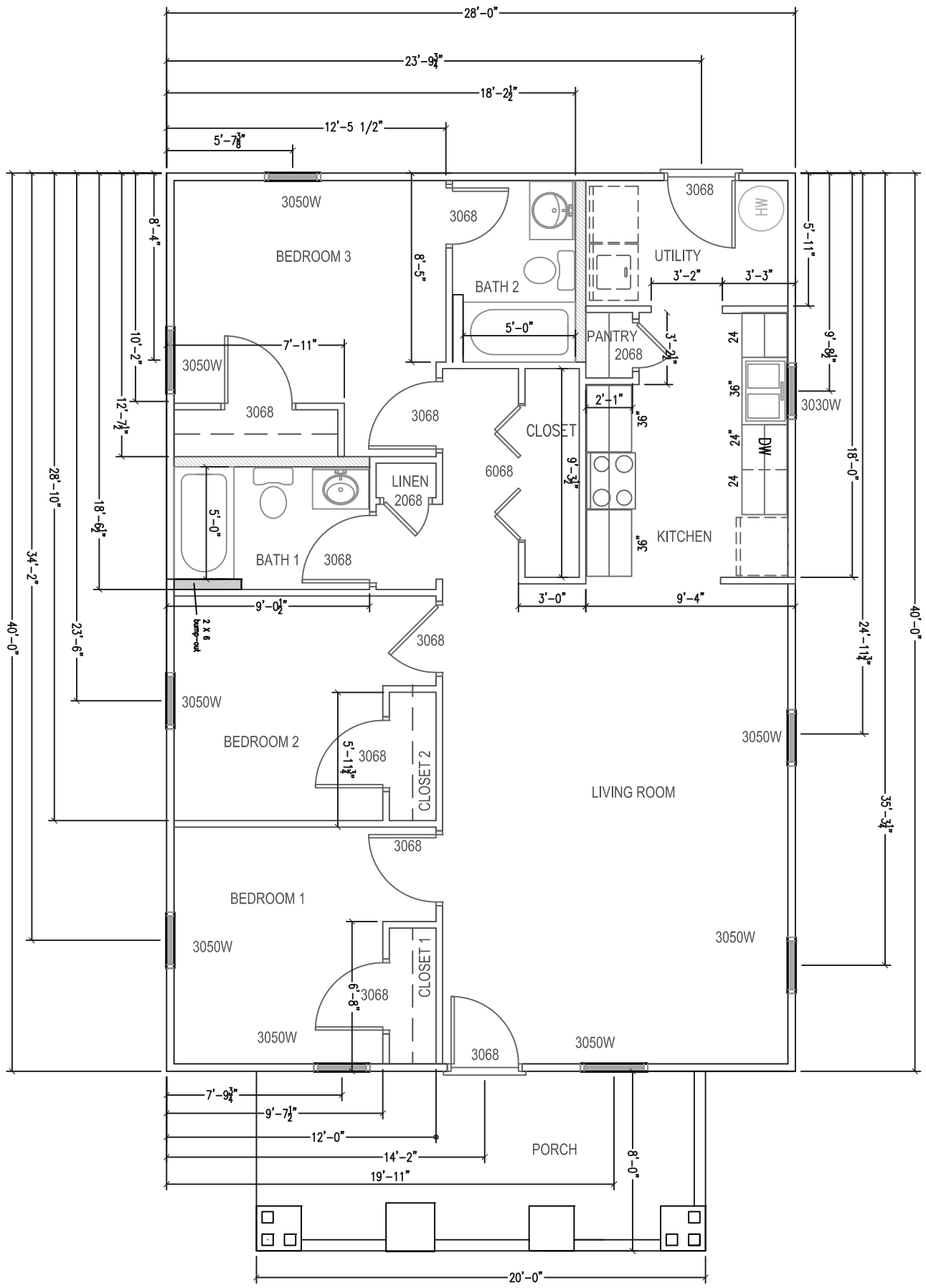
Original Print Date: 2/24/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





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





Knoxville Habitat
 431 E. Springdale 3BR/2BA
 4.18.2017

BLDG - IRC - Chapter 3 - Install approved smoke alarms per Section R314.

NOTES to Drawings:

Doors are Federal Style steel panel doors 6'8" X 3'0" with square top lights in front
Windows are vinyl Single Hung Prairie Style 3'0" X 5'0" and 3'-0" X 3'-0" in Kitchen
Windows on Front Elevation will have 4" vinyl trim around edges
Siding is 5" Premium 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. Exposure of foundation will be minimal
Gable is Simulated Shakes with 18" vent
Columns are 6" square with three wrapping on corner

Knoxville Habitat for Humanity
431 E. Springdale Ave 4.18.2017



960.5 FRONT ELEVATION 960.5



961.5 LEFT ELEVATION 960.5



961.5 REAR ELEVATION 961.5



960.5 RIGHT ELEVATION 961.5



INFILL HOUSING DESIGN REVIEW COMMITTEE

◆ MEETING MINUTES ◆

<i>Meeting Date:</i>	May 4, 2017
<i>Meeting Time:</i>	9:00 a.m.
<i>Meeting Location:</i>	City County Building, Small Assembly Room
<i>Committee:</i>	Emily Dills, Kortni Cook, Kaye Graybeal, Todd Kennedy, Mike Reynolds, Perry Childress, Kornni Cook, Scott Elder, Martin Clay, Mark Johnson,
<i>Guests:</i>	Cliff Shadwell, Bill Terry, Slemons Mathes, Kathy Seely, Mark Knight, Emily Ellis, Debra Breneman, Kathy Ellis, Gerald Green, Darrell Evans, and Jeremiah Parunak
<i>Recorder:</i>	Jeff Archer

Action: A motion was made by Todd Kennedy to approve the April 6th meeting minutes. Emily Dills seconded the motion and it passed unanimously.

Applications for Oakwood Lincoln Park:

File Number: 3-A-17-IH – 431 E. Springdale Avenue (House)

Discussion: An historical overview of the past applications and appeals were discussed. The image of house located at 317 E. Springdale shown to the committee, this was the house that the neighborhood representatives, habitat staff, MPC staff, and Councilman Campen agreed to use as a model at the April 5th meeting that habitat hosted to review their application. An overview was given to show how the proposal meets the guidelines. The applicant and neighborhood shared information showing measurements and scale of the proposed house and the house to the left (west). The neighborhood expressed concern over the ceiling height, overall scale of structure, foundation height, siding materials, and drainage. The committee discussed having appropriate doors and widow styles, having smooth vinyl siding (replicating older siding more), and increasing the foundation height to address scale more.

Action: A motion was made by Mike Reynolds to approve the application with the following conditions:

1. Windows shall be changed to 1:1, instead of prairie style;
2. Front door shall be Craftsman style or Half Light, per the guidelines;
3. Vinyl siding shall be smooth, instead of wood grain; and
4. Minimum exposed foundation shall be 24”.

The motion was seconded by Mark Johnson and passed unanimously.

Applications for Edgewood Park:

File Number: 5-A-17-IH – 2100 Edgewood Avenue / 2826 Fairview Street (Plat)

Discussion: The committee discussed the surrounding neighborhood layout and how the proposed lot is consistent with the surrounding area. Emily Dills discussed the variances that are needed and explained how the plat is consistent with the subdivision standards.

Action: A motion was made by Todd Kennedy to approve the application. The motion was seconded by Emily Dills and passed unanimously.

Applications for Lonsdale:

File Number: 5-B-17-IH – 1752 and 1754 Ohio Avenue (Plat)

Discussion: Discussion included how the one lot is unbuildable and how any new house will be expected to be oriented towards of the old lots and not centered in the newly created lot.

Action: A motion was made by Emily Dills to approve the application. The motion was seconded by Kortni Cook and passed unanimously.

Other Business: No other business

**CERTIFICATE OF APPROPRIATENESS
 FOR INFILL HOUSING**

File No.: 3-A-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: Cliff Shadwell Habitat for Humanity

Name of Applicant: Cliff Shadwell Habitat for Humanity

Description of Work:

Architectural Elevations - The roof shall be 8:12. The porch shall be 20' X 8' deep. The exposed foundation height on the front elevation shall be a minimum of 24". The windows shall be 1:1. The front door shall be Craftsman style. The porch shall have four bases with the corner bases having three 6" posts, as supporting columns. The front elevation shall have a centered front door and two windows, to each side of the door. The side elevations shall have three windows, each. The back elevation shall have a secondary door and one window. The siding shall be smooth vinyl, with no wood grain.

Site Plan - The front yard setback shall be 31', with the porch encroaching 8' into the setback. Both side yard setbacks shall be 11'. The off-street parking shall be accessed off the existing alley. The front steps are accessed via a private sidewalk that connects the front steps to the public sidewalk. There shall be a tree planted in the front yard.

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

THIS CERTIFICATE IS NOT A BUILDING PERMIT

Approved by: Jeff Archer

Date: 5/8/2017

Please note, applicant must post yellow MPC Certificate of Appropriateness for Infill Housing sign until 5/23/2017. 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 A. 5/8/17
MPC Staff Date

Zone: IH-1

MPC File #: 3-A-17-IH



PLAN REVIEW CERTIFICATION

Plan Approved: J. P. A. 5/8/17
MPC Staff

Zone: I.H.-1 Date: 5/8/17

MPC File #: 3-A-17-IH

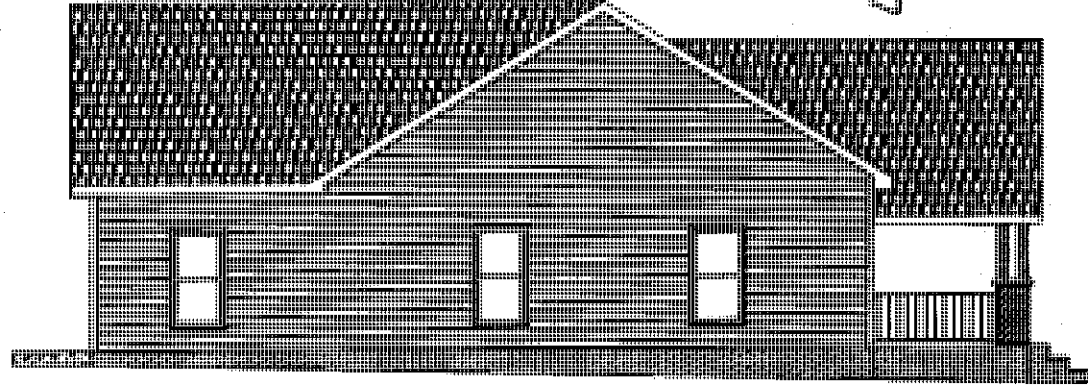
Knoxville Habitat for Humanity
431 E. Springdale Ave 4.18.2017

NOTES to Drawings:

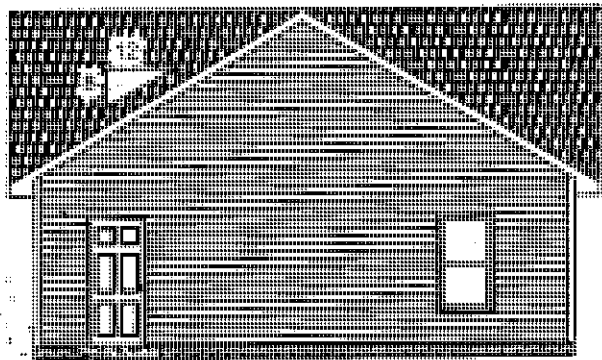
- Front door is 6'-8" X 3'-0" Craftsman Style
- Rear Door is 6'-8" X 3'-0" Six Panel Steel Door
- Windows are Vinyl - Single Hung - 1 over 1 - 3'0" X 5'0" and 3'-0" X 3'-0" in Kitchen
- Windows on Front Elevation will have 4" Vinyl Trim around edges
- Siding is 4-1/2" Non-wood Grain Smooth Texture Vinyl Lap Siding
- Roofing is Architectural Asphalt Shingles
- Foundation is 8' X 16" Concrete Masonry Units with Masonry Stucco Finish, Block Exposure on Front Elevation is 24"
- 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



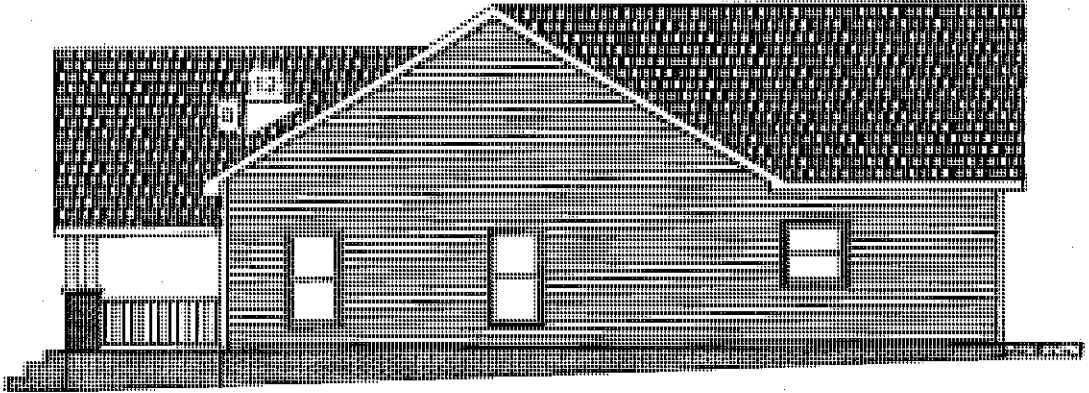
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

(MH) TOC 962.75
INV 957.25

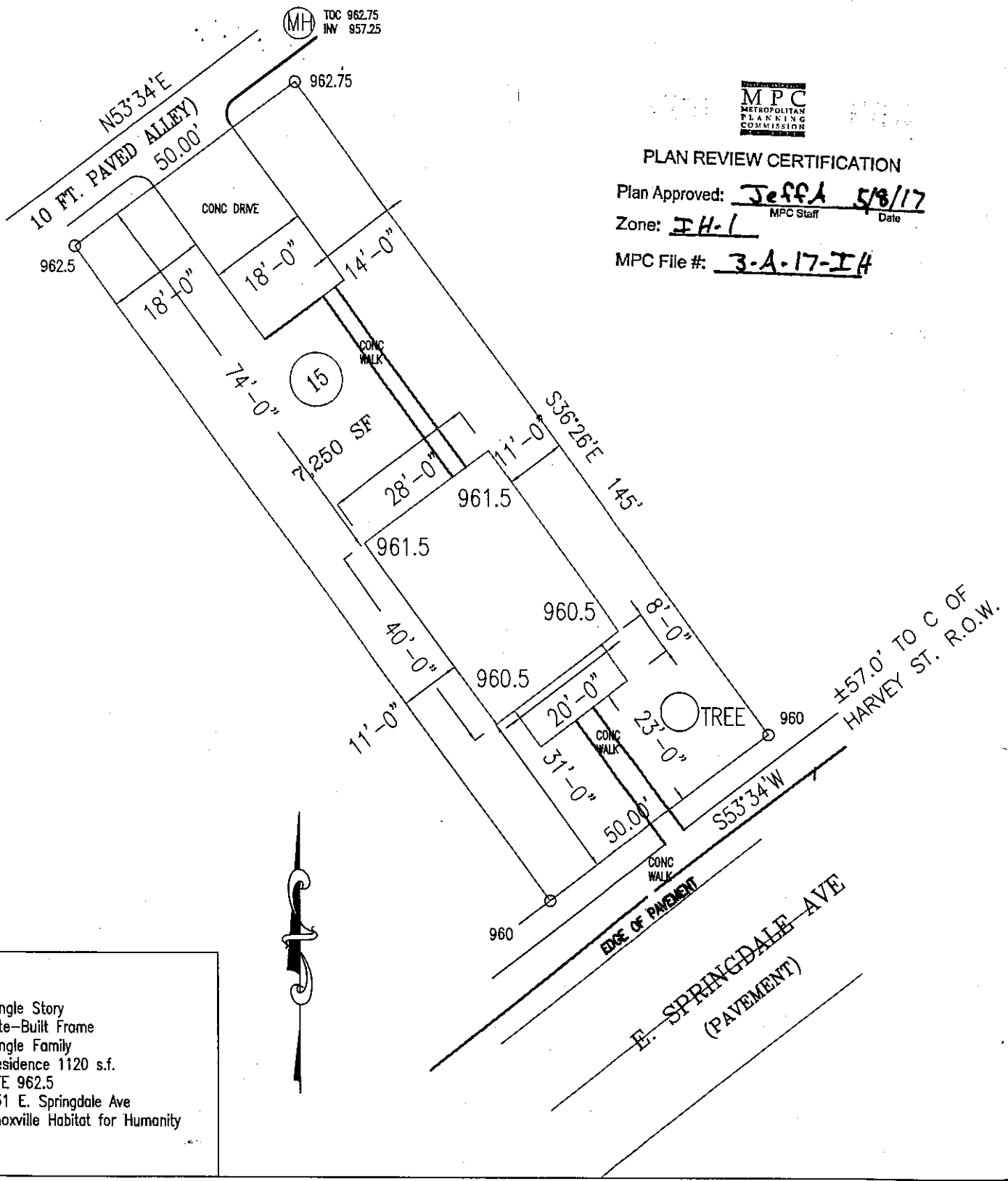


PLAN REVIEW CERTIFICATION

Plan Approved: Jeff A 5/8/17
MPC Staff Date

Zone: IH-1

MPC File #: 3-A-17-IH



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