



MEMORANDUM

Agenda Item 8

TO: Planning Commissioners  
FROM: Kaye Graybeal, Historic Preservation Planner  
DATE: October 5, 2017  
RE: [Edgewood-Park City Design Guidelines – 9-A-17-OA](#)

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MPC Recommendation: Approve the Edgewood-Park City Design Guidelines as approved by the Historic Zoning Commission

## Changes to the Edgewood-Park City Design Guidelines approved by the HZC September 21<sup>st</sup>, 2017

At their September 21<sup>st</sup> meeting, the Historic Zoning Commission (HZC) recommended approval, with certain revisions, of the draft design guidelines that would apply to the existing Edgewood-Park City H-1 historic zoning overlay as well as the expansion area. The revisions, listed below, were based on public input during both the August 17<sup>th</sup> and the September 21<sup>st</sup> HZC meetings. The MPC and HZC recommendations on the design guidelines will be forwarded to the City Council for consideration of adoption during the same meeting at which the H-1 overlay expansion will be considered. The current draft of the proposed design guidelines as revised may be found at the following link:

<http://www.knoxmpc.org/edgewood-parkcity/>

- Clarifying that fiber cement board siding exposure (width) should be historically appropriate (p. 20)
- Removed “extensive scaffolding being erected for chimney repair” as a threshold in determining the feasibility of chimney repair (p. 22)
- Allow pressure-treated wood in the form of tongue-and-groove porch flooring for front porches and those viewable from the public right-of-way (p. 25)
- Include the pre-application review process in the guidelines appendix
- Include a map of the district in the guidelines
- Further clarify that the economic hardship provision is based on the assessed value of the property (p. 3)
- Add wording in the materials section, and in each section on materials clarifying that in instances where there is a unique material that there be more specific language to allow for consideration of alternative materials that are compatible yet more available and feasible to utilize (throughout, and p. 6 &17)
- Eliminate review of window air conditioning units (p. 32)
- Eliminate review of gutters (p. 23)
- Clarify the use of the word “may” vs. “can” throughout the document
- Add the words “where possible” to “Locate ramps and other means of access along secondary elevations” p. 33)



## **MPC PUBLIC MEETING NOTICE**

### **Edgewood-Park City Historic Zoning Overlay**

September 22, 2017

Dear Property Owner,

You are receiving this notice because the property you own is located either within the proposed expansion boundaries for Edgewood-Park City Historic Zoning Overlay (H-1), or within 200 feet of the proposed boundaries. The Metropolitan Planning Commission (MPC) will review the proposed expansion of the existing H-1 zoning overlay area along with its applicable design guidelines and provide a recommendation at its regular public meeting on **Thursday, October 12th at 1:30 p.m.** at the following location:

Main Assembly Room  
Main floor, City County Building  
400 W. Main Street  
Knoxville, TN 37902




Only the existing H-1 overlay and those properties located within the proposed expansion area boundaries, and not those located within 200 feet, would be subject to the H-1 zoning overlay ordinance and updated design guidelines. For the overlay to apply to the proposed expansion area, it must be recommended for approval by MPC and then by City Council at a later date. If your property is within 200 feet of the proposed boundaries, you are receiving this notice due solely to notice requirements.

A map is provided on the reverse side of this letter for your information. If you have any questions about the proposed H-1 expansion, the applicable design guidelines, or whether your property is located within the affected area, you may call Kaye Graybeal at 865-215-3795 or e-mail [Kaye.Graybeal@knoxmpc.org](mailto:Kaye.Graybeal@knoxmpc.org). Further information on and details of this proposal may also be found at <http://www.knoxmpc.org/edgewood-parkcity/>

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# Edgewood-Park City H-1 Expansion

## Legend

-  Proposed H-1 Expansion Area
-  Within 200 Feet of Expansion
-  Building Footprints



1:7,200

1 inch = 600 feet



Feet  
Date: 9/20/2017



September 22, 2017

Dear Property Owner,

This is a follow-up to a previous letter that was sent to you. Because the property(ies) you own are within 200 feet of the area that is being considered for a historic overlay district (H-1), we are required to notify you. **THE PROPERTY YOU OWN AS LISTED BELOW WILL NOT BE SUBJECT TO THE OVERLAY.** The boundaries for the overlay are shown on the map in the previous letter. The proposal for the historic overlay on nearby property will be considered at the Thursday, October 12th Knoxville Knox County Metropolitan Planning Commission meeting at 1:30 p.m. in the Main Assembly Room of the City County Building at 400 Main Street.

For more information, please visit the Edgewood-Park City website:

<http://www.knoxmpc.org/edgewood-parkcity/>  
**MPC October 12, 2017** **Agenda Item # 8**