

October 10, 2017

My name is Kennie Riffey and I am a resident of Parkridge. I am against the expansion of the H1 overlay.

- 1) Knoxville is booming and one only need refer to the MPC's April 5, 2017 report titled "Worforce Housing Report" to learn of the dilemma in our housing sector. In this report, the MPC found a shortage of rental and moderate-priced single family residences. Parkridge still has both of those to offer. This overlay will accelerate the removal of even more rental and low cost single-family homes from the housing stock. There is no moderate priced housing in 4<sup>th</sup> and Gill and Old North Knox, the two best known historic overlays in the city.
- 2) KCDC has lost many Section 8 properties because the landlords can make more money on the open market. Again, this proposed expansion covering more than 500 houses will result in even more losses of affordable housing.
- 3) This proposed historic overlay in Parkridge will be larger than any other overlay in the city and will cover a neighborhood that is traditionally low to middle income. The cumbersome Guidelines for what are considered "appropriate" repairs will be costly and have the effect of pushing residents out. Homeowners should be allowed to fix up their homes as they choose and take advantage of the booming housing market as they choose – not by backing them into a corner because of restrictive Guidelines that make maintaining their homes nearly impossible from a financial standpoint.
- 4) This is not a discussion about gentrification. People want to live near downtown and they are going to move into surrounding old city neighborhoods. That is a given. This is a discussion about artificially accelerating that process in order to increase property values quickly and make it difficult for anyone without extra income to maintain and stay in their homes.
- 5) H1 zone was adopted into City of Knoxville zoning ordinances in 1971. Created primarily in response to urban flight – people leaving the city and moving to the suburb – it was designed to entice developers to fix up houses and neighborhoods that had been left behind. Our city administration has acknowledged that many of the zoning codes are outdated and no longer apply in today's market. "Our zoning ordinance was written decades ago, for land-use patterns of a very different era – the post-World War II suburban model," Mayor Rogero said. "The ordinance may have made sense then. But as we've grown, and lifestyle choices have changed, the ordinance no longer fits our needs in 2016." Mayor Rogero's report goes on to say that "Our current zoning ordinance is very rigid and in some cases prevents neighborhoods from achieving their full potential. An updated ordinance can protect the things we value about our neighborhoods and commercial areas while allowing the kinds of smart, sustainable growth that will move Knoxville forward."
- 6) The H1 is a restrictive overlay, best compared to a condo homeowner's association. Homeowners must ask permission of the city, through the Historic Zoning Commission, to be allowed to make necessary repairs and must use the materials and processes the

Commission's Guidelines state. There are multiple steps and fees to pay to make simple repairs, such as to deteriorated steps or a porch. The homeowner must take time off work to go down to the City/County building and apply for a "Certificate of Appropriateness." The homeowner must then return one or more times as required for modifications to their plans for proposed repairs or to finally pick up the building permit. More time off from work. Most families who have lived in this community for decades are working class. Too much money and time to make simple repairs.

- 7) Many Parkridge residents are still unaware that this zoning change is proposed. Of the people who do know, many misunderstand and think the expansion does not include them or that the city will pay for their repairs.
- 8) There is already a H1 overlay that covers more than 150 houses in Parkridge and includes all of the George Barber houses listed by the Historic Zoning Commission. Several of the current H1 residents have spoken out against the expansion because they already experience the restrictive and costly Guidelines that must be followed when repairing their homes.
- 9) Many of the houses in the proposed expansion area are rectangular boxes and are in no way historic (as identified by Kaye Graybeal, the city's historic zoning planner). Although these rectangular boxes are classed as non-contributing, the homeowners must follow the same repair/modification Guidelines as homeowners who live in elaborate Victorians or George Barbers. Why burden people with Guidelines that are actually designed for preserving historic structures and not for preserving neighborhoods?
- 10) If there is to be an expansion, why so many houses? Why not simply add a few more blocks of houses that are obviously historic instead of sweeping in everyone unnecessarily?
- 11) A Neighborhood Conservation District would be more appropriate given the large number of houses that are not really of historic value. Refer to the report on non-contributing structures.



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

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## [MPC Comment] Opposition to Parkridge H1 Expansion

1 message

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Clay Halo Farm & Kitchen <clayhalofarm@gmail.com>

Tue, Oct 10, 2017 at 10:33 AM

Reply-To: clayhalofarm@gmail.com

To: commission@knoxmpc.org

TO: MPC Commission

Re:

File Number 9-L-17-RZ

File Number 9-A-17-OA

I am a resident of Parkridge. I own and occupy my home in the proposed expansion area (2030 E. 5th Ave.). I am against the H1 expansion as it is currently proposed. I believe the expansion should be delayed until the Recode Knoxville process concludes. Please see the attached letter with my reasoning.

I am unable to attend the meeting this Thursday due to work. I teach a class at Pellissippi State at 2:00 PM.

Please contact me if I can provide any more information.

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jessica dean

**Clay Halo Farm**

*growing food for neighbors and students of east Knoxville.*

contact: [704.287.2857](tel:704.287.2857) // [clayhalofarm@gmail.com](mailto:clayhalofarm@gmail.com)


stories: [@clayhalofarm](https://www.instagram.com/clayhalofarm) instagram // [facebook.com/clayhalofarm](https://www.facebook.com/clayhalofarm)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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 Parkridge H1 Opposition.pdf  
74K



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

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## [MPC Comment] EDGEWOOD/P ARK CITY H1

1 message

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'DAVID NIX' via Commission <commission@knoxmpc.org>

Tue, Oct 10, 2017 at 10:38 AM

Reply-To: nixnknox@aol.com

To: commission@knoxmpc.org

This is a copy of a letter that I sent to The Focus Newspaper in regards to my involvement in the expansion of the Edgewood/Park City Historic District.

Hello Mr. Steele, sending you some information about my interest and involvement in the Parkridge community for over 20 years. We as an organization have come to the decisions about the expansion through a process of facts and figures that have been compiled for some time, they were not based on "I think" or "I feel", but on facts. This is actually the third time that the neighborhood has contemplated the expansion of the Edgewood-Park City Historic district, and now it is the right time.

In 1907 Shieldstown, one of the oldest communities in the Knoxville area, was expanded and became known as Park City. From its inception in the 1890's Park City was home to some of the elite of Knoxville. It was a fully incorporated city with its own Mayor and City Council; it had its own police and fire departments, it's own sidewalks and street lights. It had it's own lovely Victorian homes, churches, schools and business centers.

Park City thrived and became a shining city of progressive growth which hosted important expositions of national significance in 1910 and 1913. We are able to boast that Park City hosted two International Expositions 75 years before Knoxville hosted it's first Energy Exposition in 1982. Park City had established such a strong tax base that Knoxville annexed it into the city in 1917.

On October 25, 1990 Park City was recognized as a Historic District and was listed on the National Register of Historic Places. In 1996 the Edgewood/Park City Historic District was established. This is partially due to the fact that this section of Park City, known as Parkridge, has 27 identified George Barber homes, with more being added to the list.

When I first came to Knoxville and drove through the Parkridge neighborhood some 20 years ago I was impressed by the historic fabric that I saw. I could tell that this once was a very vibrant neighborhood in which people loved and cared about the place where they lived and called home.

In 1996, I came to look at a house that a friend had told me about that was just down the street from a house he had just purchased. Fell in love with the house and after about a year of dealing with the city, I was the proud owner of a 1893 Queen Ann Victorian. I have been restoring the house and involved in the neighborhood ever since.

Over a period of 20 years, I purchased three additional condemned houses which I restored and kept as investment properties. I have been an active member of the Parkridge Neighborhood Association since I first moved into my home and am presently Vice President of the association. Our organization was established in 1982 to combat the blight and neglect of what had once been a thriving, beautiful neighborhood. We feel we have made much headway during the 35 years we have existed. We have saved many homes, helped decrease crime, addressed absentee landlord issues and made Parkridge a very desirable place in which to live.

Soon, our organization and neighborhood residents will appear before City Council to request that we are allowed to expand the boundaries of the H1 overlay. Our long range goal in requesting this expansion is to save more blighted homes and attract more homeowners into our neighborhood. Protect the variety of housing stock, large multi-story houses to three room "shot-gun" houses, that helps make living in Parkridge affordable for a wide range of economic classes. Protect home values, some of our older residents may have to depend on the equity in their homes in order to be able to stay in their homes and be able to afford to make needed repairs and maintenance. Increase investment, homegrown investors have more of a vested interest in the neighborhood and usually reinvest back into the neighborhood. Outside investors are only concerned about their profits, not the neighborhood. We hope the neighborhood will continue to diversify to satisfy the needs of our very diverse residents.

We are also in the process of reviewing the existing guidelines for the present H1 zone, which will also be applied to the extended H1 area. The future guidelines for the Edgewood/Park City Historic zone will be the most lenient in the city. Also, we are working on a grant process to offset the cost of the H1 COA fees to our residents that the added cost may prove to be a hardship.

The studies that we as an organization has done shows that "Since the original H-1 was put in place, the number of non-white residents has risen slightly there. During the same period, the non-white population of the proposed expansion area has decreased dramatically. Income levels have dropped in the expansion area and risen in the existing. In the last five years, the number of renters is estimated to have climbed in the existing and at least stayed flat in the proposed expansion."

Also " 554 total parcels in the expansion area. 176 of them have non-contributing structures on them or empty lots. 357

parcels in the expansion area are owned by absentee owners. Collected information in the expansion area about the position of people (as they have reported it) with regard to the expansion of the H1 overlay, by request on the Facebook page, going door-to-door, visiting owner-occupied properties, calling absentee-owners, if their phone number was known. With the information we have collected thus far in the expansion area, 88% of the responses have been in favor.

I feel that the expansion of the H1 zoning is necessary and an important tool to help regulate the redevelopment of the Parkridge community so that the next person that drives through our neighborhood will fall in love with the historic character and get to know the great diversity of people that make this community great.

David Nix, PCO vice president  
2413 E Fifth Ave  
[865-406-8626](tel:865-406-8626)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

10 October 2017

To: Metropolitan Planning Commission  
Re: H1 expansion in Parkridge

My name is Jessica Dean. I am a homeowner in Parkridge. I am an adjunct instructor at Pellissippi state, a tutor, foster parent, and farmer. I am opposed to the H1 expansion in its current form.

I am concerned about the financial impact of these guidelines and the H1 expansion on low-income and low-wealth homeowners in our neighborhood, myself included.

- Decrease Affordable Housing: The expansion will decrease the availability of affordable housing unless there are incentives for homeowners to rent to those with vouchers. Knoxville's section 8 housing stock has been gutted. We've lost 800 voucher residences. Just last week, I spoke to a student of mine who was displaced in south Knoxville. An investor purchased the apartment building of 10 units occupied entirely by those with KCDC vouchers. The student came home to a padlocked apartment and never retrieved her belongings because the new owner had taken them two hours away to storage and the student did not have a car. KCDC failed to notify the student. The student is now homeless. This is already happening on my street. I've seen a land-grab of three homes in the past few months. These were occupied by low-income families. Their lease was terminated. The homes are being pre-sold to homeowners. I understand there is some natural progression to this re-urbanization, but without incentives to provide affordable housing, our neighborhood will be drastically altered.
- Cause Hardship to Homeowners: Adhering to these design guidelines cause hardship on low-wealth/low-resourced homeowners. When we talk about hardship, low-wealth homeowners are often under-resourced in several categories, not just income. The process for approvals is cumbersome and time-consuming. It requires resources (time, energy, transportation, materials) and knowledge beyond the capacity of what we have to offer. I work three jobs. I am single. I am aWe are just trying to get by.
  - Homeowners must ask permission of the city, through the Historic Zoning Commission, to be allowed to make necessary repairs and must use the materials and processes the Commission's Guidelines state.
  - There are multiple steps and fees to pay to make simple repairs. The homeowner must take time off work to go down to the City/County building and apply for a "Certificate of Appropriateness." The homeowner must then return one or more times as required for modifications to their plans for proposed repairs or to finally pick up the building permit. More time off from work. This is too much money and time to make simple repairs.

The idea of Knox Heritage and Parkridge Community Organization (PCO) to create funds to help cover the costs is a good one. Unfortunately, I saw efforts like this fail in my former neighborhood in Charlotte, NC. The PCO is wholly unreliable to participate in such an endeavor. The PCO has not been able to facilitate community input because they are completely biased towards expansion. This community input process has largely fallen on Kaye Graybeal and Kim Trent, and I appreciate their efforts. The current Treasurer of the PCO, Lynne Sullivan, said in a public H1 meeting that if someone has trouble maintaining their house to these standards, they should sell the house and move elsewhere. The PCO Vice President, David Nix, blocked opponents of H1 on Facebook. He is the chair of the H1 committee, so we could not see or comment on any updates provided by him on the Parkridge facebook page. Residents have been intimidated by him at their homes. PCO members repeatedly call codes enforcement as retaliation to those opposed to H1. This is the sort of hostility we have endured and I cannot fathom the PCO being trustworthy to assume a position of equitably assisting less-wealthy neighbors.

I want to believe these funds could happen, but it would be remiss to approve these guidelines and the expansion *assuming* that it will. Once Knox Heritage and/or the PCO have a fund, with administrative guidelines and money in the bank, it seems it's appropriate to consider this a viable hardship accommodation to the H1 expansion.

I am not opposed to historic preservation. I saw too many homes in my historic neighborhood in Charlotte bulldozed and replaced with poor quality housing options built by unscrupulous investors. I am not for destroying our homes. I am for preserving them, but not at the detriment to the homeowners who currently live there and bought their homes under the non-Historic zoning code. How can we prioritize people in this process? How can we ensure this will not cause hardship on homeowners? Proposed solutions or compromises:

- A neighborhood conservation district
- Recode Knoxville. Wait until this process is finished. Why are we pushing this antiquated code during the middle of a complete revision of the codes in Knoxville?

Please do not approve the H1 expansion. I appreciate your consideration. I regret not being present today.

Kind regards,

Jessica Dean  
2030 E. 5th Ave.  
704.287.2857



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

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## Re: Opposition to H1 Overlay Expansion in Parkridge as A Neighbor and Homeowner

2 messages

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Kaye Graybeal <kaye.graybeal@knoxmpc.org>  
To: Sally Seraphin <SallySeraphin@gmail.com>  
Cc: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Tue, Oct 10, 2017 at 5:15 PM

Sally, I have forwarded this to Betty Jo Mahan, the MPC's administrative assistant, for distribution.

On Tue, Oct 10, 2017 at 3:23 PM, Sally Seraphin <sallyseraphin@gmail.com> wrote:

Ms. Graybeal,

Can you please ensure that my registered opposition and our ParkridgePeople's petition is distributed to the MPC officials in preparation for Thursday's meeting? These were sent to you on August 16th, as below.

Sincerely,

Dr. Seraphin

On Wed, Aug 16, 2017 at 11:38 PM, Kaye Graybeal <kaye.graybeal@knoxmpc.org> wrote:

Dr. Seraphin, thank you for providing this perspective. I am familiar with your house and its unique building material with its limited/non-availability. It would be helpful if you could pass along any information that you have found in your research on any material with which you would propose replacing any broken terra cotta blocks. If you are unable to discover a suitable material in your research, then we could tap into the expertise of the members of the Historic Zoning Commission to help you find one. The HZC has approved a composite synthetic slate, asphalt shingles, and metal tiles shingles in place of slate roofing tiles that have a limited availability and the cost of which would amount to a high percentage of the value of the house itself. They have also approved metal roof tiles to replace terra cotta roof tiles. I can tell you definitively that vinyl siding would not be recommended for approval to replace any broken tile blocks on your house, but the guidelines are not prescriptive in order to leave open any options that we all might agree are appropriate. The guidelines have been updated to specifically allow consideration of synthetic materials in cases like yours. I hope this helps with the concerns for your highly distinctive and historically significant home.

On Wed, Aug 16, 2017 at 11:14 PM, Sally Seraphin <sallyseraphin@gmail.com> wrote:

To: Officers of the Metropolitan Planning Commission

Knoxville City Commissioners

Knox County Commissioners

Knox Heritage Foundation

From: Sally B. Seraphin, PhD

[2331 Washington Avenue](#)

[Knoxville, TN 37917](#)

Dear Friends,

As a resident of Knoxville's Parkridge neighborhood, I write to inform you of my two-fold opposition to the proposed expansion of our existing historic overlay.



The first and primary reason for my opposition to the expansion of the existing H1 is delineated in an online Change.Org petition that I started, with the Facebook group Parkridge People. In brief, we are concerned that the aspirational goal of historically preserving architecture in Parkridge could threaten our already disenfranchised poor and minority neighbors. For example, this might be accomplished by:

1. Making it difficult for low/fixed-income neighbors to maintain their homes to a high enough standard that will prevent codes violations without tremendous financial expense.
2. Encouraging our low/fixed-income neighbors to sell-out, leaving their beloved Parkridge before any considerable financial benefit from our already increased property values could be gained.

For your information, the petition can be accessed via the following link. [https://www.change.org/p/mayor-madeline-rogero-no-parkridge-h1-expansion-preserve-protect-people-before-property?recruiter=653195285&utm\\_source=share\\_petition&utm\\_medium=copypink&utm\\_campaign=share\\_petition](https://www.change.org/p/mayor-madeline-rogero-no-parkridge-h1-expansion-preserve-protect-people-before-property?recruiter=653195285&utm_source=share_petition&utm_medium=copypink&utm_campaign=share_petition) I urge you to carefully read our petition and review the dozens of comments by its 100+ signatories.

The second reason why I am opposed to the H1 expansion is because it would have a disproportionately negative impact on my husband (Jonathan Harwell, Esq) and my ability to maintain our own historic home ( [2331 Washington Avenue](#)), which sits in the new overlay. To our knowledge, our house and it's sister house (2334 Washington Ave.) owned by Cathy Canada are the only two of their kind in existence, and were built through a one-time collaboration between the Architect George Barber and then executives of the Knoxville Stoneware, Sewer Pipe and Tile Company. Both houses are uniquely constructed from glazed terracotta cinderblocks:

- The blocks are likely individually pressed, glazed double-kilned terracotta for which no molds or company records on their technical specifications survived. More importantly, by nature of their handcrafting each block is unique (they are highly irregular), possibly designed to fit their ultimate location on the house.
- The blocks are cuboid or rectangular prisms with the following dimensions: Length = 15.25 inches; Width = 10 inches; Height = 6.25 inches. Each block weighs approximately 40 Lbs.
- For your information, pictures of our home's exterior and one of our errant blocks can be viewed through the attached pdf or following link: [https://www.canva.com/design/DACciuD2r8w/8Jil7MCGC4dCWcJatr4wig/view?utm\\_content=DACciuD2r8w&utm\\_campaign=designshare&utm\\_medium=link&utm\\_source=share\\_button](https://www.canva.com/design/DACciuD2r8w/8Jil7MCGC4dCWcJatr4wig/view?utm_content=DACciuD2r8w&utm_campaign=designshare&utm_medium=link&utm_source=share_button)

In fact, if the H1 overlay were already in place for our section of Parkridge, the rehabilitation of our home (by its previous owners) would have been absolutely cost prohibitive. These prior owners would have had the additional cost burden of meeting unnecessary "design guideline requirements" in their restoration of a partially collapsed structure. As the current homeowners, that unnecessary cost burden would transfer to my family.

Since the recent design guidelines workshop sponsored by Knox Heritage and the MPC, I have communicated with several manufacturers and distributors of "structural glazed tile", as weight bearing clay cinder blocks are commonly called. The consensus is that these companies are ill-equipped to deal with a 124-year-old structure because similar products of this day/age are mass-produced in a manner ideally suited for new construction of large, institutional buildings.

Based on many discussions with experts at Elgin Butler (Elgin, TX: [www.elginbutler.com](http://www.elginbutler.com)), A.G. Heins (Knoxville, TN: [www.agheins.com](http://www.agheins.com)) and Superior Clay (Uhrichsville, OH: [www.superiorclay.com](http://www.superiorclay.com)), the prospect of replacing or repairing our home's masonry with matching material would be extraordinarily complicated and expensive. A final quotation would require the detailed analysis of one of our bricks subsequent to its shipping a proposed manufacturer. Current estimates, which do not include freight/shipping costs are as follows:

Option A –

- \$2,000 - Handmade Pattern & Mold Construction
- \$395 – Each Individual Brick Manufactured

Option B –

- \$5,000 – Ram Press Pattern & Die Construction
- \$295 – Each Individual Brick Manufactured

Our home represents only one example of the many potential (and unique) complication/headaches to be caused by home maintenance/renovations within an expanded H1. Fortunately, my husband and I have the

social capital and leisure time to devote to the mundane occupation of researching historically appropriate material substitutes for future renovation of our home.

In keeping with my dual concern for maintaining the socioeconomic diversity of our neighborhood, I fear that many of my neighbors with pressing, unmet basic needs will find it virtually impossible to attend to matters articulated in the MPC design guidelines, which are trivial compared to the endless daily stresses faced by working people. Therefore, I urge your noble body to reject or, at the very least, defer action on expanding the historic overlay for Parkridge.

- We residents need more information on the specific application of design guideline criteria as they relate to our individual Parkridge homes.
- We residents need greater assurance from City/County officials that prospective zoning changes in Parkridge will not negatively impact our socioeconomically vulnerable neighbors by further limiting their access to affordable housing that can be maintained at reasonable expense.

Sincerely yours,

Dr. Sally Seraphin

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Kaye Graybeal, AICP  
Historic Preservation Planner  
Knoxville-Knox Metropolitan Planning Commission  
City-County Building, [Ste. 403](#)  
[400 Main Street, Knoxville, TN 37902](#)  
865-215-3795 office  
865-215-2068 fax  
<http://www.knoxmpc.org/historic/>

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Kaye Graybeal, AICP  
Historic Preservation Planner  
Knoxville-Knox Metropolitan Planning Commission  
City-County Building, [Ste. 403](#)  
[400 Main Street, Knoxville, TN 37902](#)  
865-215-3795 office  
865-215-2068 fax  
<http://www.knoxmpc.org/historic/>

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Kaye Graybeal <kaye.graybeal@knoxmpc.org>

Tue, Oct 10, 2017 at 6:44 PM

To: Gerald Green <gerald.green@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

FYi- I forwarded this to Betty Jo for distribution.

[Quoted text hidden]



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

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## [MPC Comment] 9-L-17-RZ Comment regarding H1 overlay expansion for Parkridge

1 message

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Greta Schmoyer <greta.schmoyer@gmail.com>  
Reply-To: greta.schmoyer@gmail.com  
To: commission@knoxmpc.org  
Cc: Kaye Graybeal <kaye.graybeal@knoxmpc.org>

Wed, Oct 11, 2017 at 12:44 AM

Dear Commissioners,

I am writing to express my support for the H1 overlay expansion in Parkridge. I have lived in Parkridge for 10 years and am the owner of the George F. Barber Cottage at [1701 East Glenwood Avenue](#), in the proposed H1 expansion area. This house, the last personal residence of famed Victorian architect George Barber and his wife, Laura, is an important part of Knoxville's cultural heritage. Barber lived in four houses in Knoxville, all in Parkridge. Only two remain. His first house in Knoxville became dilapidated by the 1980s but was restored to its former grandeur and stands in the current H1 overlay. One was lost (presumably to fire) over one hundred years ago. One became dilapidated and was razed prior to the creation of the current H1 overlay in Parkridge. Barber's final house was nearly lost as well. It had been vacant and condemned for 15 years. The neighbors on either side were interviewed in separate newspaper articles during this period discussing how this blighted house was harming the neighborhood and contributing to crime. Windows were smashed. Weeds grew six feet tall in the yard. The house was finally given a repair or tear down order, convincing the owner to sell it. Unfortunately, this was not before one set of the interviewed neighbors lost their home to foreclosure. The neighbors across the street lost their house to foreclosure as well.

It has been argued that the H1 overlay expansion will unfairly burden our neighborhood's lower income and minority members. This is a concern that all of us take very seriously. In the decade I have been here, I have seen no one forced out of the neighborhood due to the existing H1. I have seen neighbors forced out due to unequal access to capital, to market forces, to neglect of properties by disinterested, distant landlords. I have seen historic houses stripped bare and left open to the elements while neighbors had to deal with the blight. The H1 could have prevented that. It could also prevent those same houses from being torn down. Anything built in their place will be intrinsically less affordable than Parkridge's existing stock of small historic homes.

The H1 overlay expansion will give our community the tools it needs to build a healthy, sustainable future that protects our neighbors while preserving our city's history.

Sincerely,

Greta Schmoyer DVM MPH

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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[MPC Comment] Parkridge Overlay Expansion 10.12 Meeting Comments: 9-L-17-RZ

1 message

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Kati Elgammal <kati.elgammal@gmail.com>

Wed, Oct 11, 2017 at 11:31 AM

Reply-To: kati.elgammal@gmail.com

To: commission@knoxmpc.org

Hello,

I am writing the Commission to express my opposition to the expansion of the H1 Overlay in Parkridge. (File Number 9-L-17-RZ).

I am a homeowner in the proposed expansion area; my family and I live at 2351 E. 5th Ave. We were told at the beginning of this process that this zoning would not move forward if those in the proposed area were opposed to it, and if there was not a consensus that this was what our community wanted. I and the majority of my neighbors are opposed, and over 100 concerned neighbors have signed a petition against this. There is significant opposition to this proposal, and there is certainly a lack of consensus. I personally feel that a NC-1 zoning would be much more appropriate for the neighborhood, and would like to encourage MPC to look into this option before moving forward with the current plan.

I am concerned about several aspects of the H1 expansion proposal. First, the guidelines as written are largely inscrutable as to what is required under H1 zoning versus what is merely a suggestion. For example, there is a large section concerning fences, when a fence doesn't even require a regular building permit. There is no reason that the proposed guidelines can't plainly state what is a requirement, and what is included for historical reference.

I am also concerned about environmental health and safety issues in dealing with older houses. The older a house is, the more likely it is to contain lead paint. Removing this paint is extremely dangerous when a family has a small child in the house. I feel that the mandate to always first reuse or rehabilitate existing materials whenever possible endangers the safety of my child. My husband and I should be able to make decisions that are best for our family, and in my home the safety of my daughter will always supersede historical charm or property values.

This zoning move will negatively effect low income renters and homeowners. Historically correct materials are often extremely expensive - a perfect example is the fact that wood windows often cost 75-100% more than vinyl ones. While using expensive materials might increase property value in the long run, increasing short term maintenance costs is a burden that low income property owners simply can't bear. As for renters, I rented for over a decade, and can think of many instances where maintenance costs or increased property taxes caused my landlord to increase the rent. It would be a tragedy if long term residents - owners and renters - are forced out of their homes as a result of this decision. This zoning move will disproportionately effect low income residents, and is the wrong path for our community.

Thank you for your time and consideration. I respectfully ask that you do not vote to approve the expansion.

Sincerely,

Kati Elgammal  
2351 E. 5th Ave.  
Knoxville, TN 37917  
kati.elgammal@gmail.com  
(510) 277-2611

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] In Support of the Parkridge H1 Overlay Expansion (Agenda item: 9-L-17-RZ)

1 message

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Jennifer Mezzick <jenniemezzick@gmail.com>  
Reply-To: jenniemezzick@gmail.com  
To: commission@knoxmpc.org

Wed, Oct 11, 2017 at 2:52 PM

Dear Commissioners:

I am writing in support of the Parkridge H1 expansion overlay. My family has lived in the proposed expansion area for over five years. I am a Knoxville native who was raised by a single father in Fourth and Gill and witnessed the revitalization of that neighborhood due to the H1 zoning overlay. My husband and I bought our house in Parkridge because we were attracted to the diversity of the neighborhood, the proximity to downtown, and the affordability of the house we fell in love with. Parkridge is becoming more desirable for all these reasons. In response, housing costs are increasing. With the very high demand and low supply of houses in Fourth and Gill and Old North, prospective buyers are looking to Parkridge. In the last 6 months, major construction has begun on five houses in my block alone. Those against the H1 overlay expansion voice concerns about gentrification and affordability. These issues are occurring with or without the H1 expansion. Without the H1 expansion, these issues are going to develop much faster. Parkridge has a large supply of smaller homes. Smaller homes are more affordable in energy costs, maintenance, purchase price, insurance, and taxes. The proposed expansion area has lost 36 homes since the current H1 area gained its zoning protection. Less supply and higher demand drives prices up, as we currently see in Fourth and Gill and Old North. Without the protection of H1, more small houses that are falling down due to neglect may be demolished, leaving the area with fewer affordable homes. The average sales price in the proposed H1 expansion area over the past five years is \$54/sq ft. In the same time, the average sales price for homes within the current H1 area is \$57/sq ft – a small difference. During this time, the highest sales price in the proposed H1 expansion area has been \$159/sq ft. The highest sales prices in the current H1 area has been \$101.32/sq ft. These numbers show that H1 does not have a direct effect on sales prices. Also, there is not a direct effect on gentrification. The current H1 in Parkridge has been in place since 1998 and has become more diverse as a result of houses being salvaged and therefore able to be occupied.

Another argument against H1 states that the materials suggested in the guidelines are cost prohibitive to some residents. This simply has no fact behind it, as the suggested materials and processes are most often less expensive than materials and processes seen as inappropriate by the guidelines. In addition, the newly proposed guidelines address this issue well, accounting for newer materials and more options of materials. Residents in the H1 also have access to the free and very knowledgeable resources of the HZC staff to help work with individual situations and advise on projects. I am not aware of another situation within the city where residents are afforded this type of resource. You would be hard pressed to find an example of someone forced out of their home in Fourth and Gill because they could not afford repairs according to H1 guidelines. However, you can find examples of Fourth and Gill residents who were able to stay in their homes during difficult times because their home values increased, providing access to refinance and home equity credit options.

There are many families, like mine, who have poured heart, sweat, and significant out-of-pocket money into restoring our homes little by little. We want the expansion because we want to save the historic structures in our neighborhood, slow the gentrification, and create an environment that is driven by local investment rather than out of town investment. These are all things that an H1 overlay encourages. I find that the residents who are the most vocal against the H1 overlay due to gentrification are the driving force behind gentrification because they have purchased homes at a very significant cost compared to their neighbors' homes, which raises the home prices and cost of living for everyone around them. These residents are stuck on the fact that gentrification is happening and want to blame H1 instead of understanding economic principles.

I wish I could be at the meeting on the 12<sup>th</sup> in person, but I will be teaching a class of Pellissippi State students about food access issues alongside a fellow Parkridge neighbor who is against the H1 expansion. Aside from a few individuals, the

Parkridge residents get along and happily plan activities together, even though our viewpoints may be different. This is one of the great things about our neighborhood.

I deeply hope the MPC votes to extend the H1 overlay in Parkridge. The neighborhood needs the protection of H1 to help maintain its diversity and affordability.

Thank you for your time and consideration,

Jennie Mezick

2080 E. Fifth Ave.

Knoxville, TN 37917

Sources:

Housing demographics based on community compiled google map and KGIS data: <https://www.google.com/maps/d/viewer?mid=1m8dUwoh5F1-xN4jKThRpu9E-qxQ&ll=35.98420510435124%2C-83.90360175&z=16>

Home sales based on market analysis from Knoxville area association of realtors (attached).

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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#### 2 attachments



5 year market analysis current H1.jpg  
48K



5 year market analysis proposed H1.jpg  
51K

# Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SqFt - Total (Aprox)	List Price Per SqFt - Total (Aprox)	Sold Price Per SqFt - Total (Aprox)	Agent Days On Market
Closed	88	7,079,160	6,540,366	Low	8,000	9,850	0.45	720	4.39	5.40	0
				Avg	80,445	74,322	0.90	1,411	57.62	53.21	107
				High	264,900	267,500	1.38	3,288	168.62	159.38	829
Overall	88	7,079,160	6,540,366	Low	8,000	9,850	0.45	720	4.39	5.40	0
				Avg	80,445	74,322	0.90	1,411	57.62	53.21	107
				High	264,900	267,500	1.38	3,288	168.62	159.38	829

## Selection Criteria for Comparable Properties

**Specified listings from the following search:** Property type Single Family; Inside Edgewood/Park City of Edgewood/Park City; Status of 'Closed'; Sold Date between '02/13/2013' and '02/13/2027'; and not Not inside Edgewood/Park City H1 of Edgewood/Park City H1.

Information is deemed to be reliable, but is not guaranteed. © 2017 Knoxville Area Association of REALTORS and FBS. Prepared by Jennifer Montgomery on Monday, February 13, 2017 2:39 PM.

# Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	SqFt - Total (Aprox)	List Price Per SqFt - Total (Aprox)	Sold Price Per SqFt - Total (Aprox)	Agent Days On Market
Closed	22	2,267,200	2,153,293	Low	19,900	14,000	0.70	908	10.47	7.37	2
				Avg	103,055	97,877	0.93	1,700	60.47	57.45	119
				High	219,900	185,000	1.06	2,800	104.93	101.32	395
Overall	22	2,267,200	2,153,293	Low	19,900	14,000	0.70	908	10.47	7.37	2
				Avg	103,055	97,877	0.93	1,700	60.47	57.45	119
				High	219,900	185,000	1.06	2,800	104.93	101.32	395

## Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Single Family; Inside Edgewood/Park City H1 of Edgewood/Park City H1; Status of 'Closed'; Sold Date between '02/13/2013' and '02/13/2027'.

Information is deemed to be reliable, but is not guaranteed. © 2017 Knoxville Area Association of REALTORS and FBS. Prepared by Jennifer Montgomery on Monday, February 13, 2017 2:40 PM.





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

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## [MPC Comment] Parkridge Overlay Expansion 10.12 Meeting Comments: 9-L-17-RZ

1 message

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Kati Elgammal <kati.elgammal@gmail.com>

Wed, Oct 11, 2017 at 11:31 AM

Reply-To: kati.elgammal@gmail.com

To: commission@knoxmpc.org

Hello,

I am writing the Commission to express my opposition to the expansion of the H1 Overlay in Parkridge. (File Number 9-L-17-RZ).

I am a homeowner in the proposed expansion area; my family and I live at 2351 E. 5th Ave. We were told at the beginning of this process that this zoning would not move forward if those in the proposed area were opposed to it, and if there was not a consensus that this was what our community wanted. I and the majority of my neighbors are opposed, and over 100 concerned neighbors have signed a petition against this. There is significant opposition to this proposal, and there is certainly a lack of consensus. I personally feel that a NC-1 zoning would be much more appropriate for the neighborhood, and would like to encourage MPC to look into this option before moving forward with the current plan.

I am concerned about several aspects of the H1 expansion proposal. First, the guidelines as written are largely inscrutable as to what is required under H1 zoning versus what is merely a suggestion. For example, there is a large section concerning fences, when a fence doesn't even require a regular building permit. There is no reason that the proposed guidelines can't plainly state what is a requirement, and what is included for historical reference.

I am also concerned about environmental health and safety issues in dealing with older houses. The older a house is, the more likely it is to contain lead paint. Removing this paint is extremely dangerous when a family has a small child in the house. I feel that the mandate to always first reuse or rehabilitate existing materials whenever possible endangers the safety of my child. My husband and I should be able to make decisions that are best for our family, and in my home the safety of my daughter will always supersede historical charm or property values.

This zoning move will negatively effect low income renters and homeowners. Historically correct materials are often extremely expensive - a perfect example is the fact that wood windows often cost 75-100% more than vinyl ones. While using expensive materials might increase property value in the long run, increasing short term maintenance costs is a burden that low income property owners simply can't bear. As for renters, I rented for over a decade, and can think of many instances where maintenance costs or increased property taxes caused my landlord to increase the rent. It would be a tragedy if long term residents - owners and renters - are forced out of their homes as a result of this decision. This zoning move will disproportionately effect low income residents, and is the wrong path for our community.

Thank you for your time and consideration. I respectfully ask that you do not vote to approve the expansion.

Sincerely,

Kati Elgammal  
2351 E. 5th Ave.  
Knoxville, TN 37917  
kati.elgammal@gmail.com  
(510) 277-2611

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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commission - knoxmpc.org admins: Message Pending  
[{{INfXpOXY6trIGCoCcWswBPwH-steLwcq0}}

1 message

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Commission <commission+msgappr@knoxmpc.org>

Wed, Oct 11, 2017 at 3:20 PM

A message has been sent to the [commission](#) group and is awaiting approval. We've included this message for your review.

The message requires moderation because the user does not have permission to post.

You can [approve](#) or [reject](#) this message or you can approve this message by replying to this email.



[Start](#) your own group, [visit](#) the help center, or [report](#) abuse.

----- Forwarded message -----

From: The DeadLine master <charlesgaut1952@gmail.com>

To: commission@knoxmpc.org

Cc:

Bcc:

Date: Wed, 11 Oct 2017 15:20:44 -0400

Subject: MPC case number 9-L-17-RZ

Greetings MPC Commission,

This message serves as my official opposition to MPC case number 9-L-17;RZ, a rezoning request to allow single family two story homes to be built on the old radio station property.

I own the property located at 7624 Fortner Ln., which is located at the upper most point and parallel to the property in question.

My thinking is that the commission approving the rezoning of the old radio station property will adversely effect the value of my property in that the clear and unobstructed view of the valley I now have will be replaced with the roof tops of several two story homes.

What is this development going to mean to the value of my property? Will it increase the value or decrease the value?

It is my hope the commission would ascertain the negative or positive impact this rezoning will have on the existing neighbors home values before proceeding to a final rezoning approval to the as is request submitted for your consideration.

Therefore, without my knowing the impact this rezoning will impose on me and my neighbors, I must stand in opposition to rezoning the old radio station property to

residential.

Thank you,

Charles E. Gaut, Jr.  
7624 Fortner Ln.  
Knoxville, Tn 37938  
[865-333-2249](tel:865-333-2249)

**Marshall's Transmissions  
1603 Washington Avenue  
Knoxville, Tn 37917  
865-523-4954**

October 12, 2017

Metropolitan Planning Commission  
400 Main Street #403  
Knoxville, Tn 37902

Re: 1523 Washington Avenue  
Historical 1 Zoning

TO WHOM IT MAY CONCERN:

It is my opinion that our property at 1523 Washington Avenue should not be zoned Historical 1. All the property West of Winona Avenue is zoned industrial/commercial but is proposed to be zoned Historical 1.

This will affect our future business plans as our business expands. We have been an integral part of the community for over 40 years. We believe this will hinder, not only our business, but other businesses in this overlay.

Please present this request to the commissioners for consideration at today's meeting. Thank you for your consideration in this matter.

Sincerely,

Steve Walker, Owner