



Dori Caron <dori.caron@knoxmpc.org>

[MPC Comment] 428 E Scott Ave

Jonathan Repass <Jonathan_Repass@teamhealth.com>
Reply-To: jonathan_repass@teamhealth.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Fri, Dec 7, 2018 at 1:30 PM

Dear Commissioners,

I am writing to express my support of the rezoning request of 428 E Scott from R1-A to RP-1 to allow multi-family redevelopment for up to 10 units. I live in Old North Knoxville on E Scott Ave, about a block from the 438 E Scott property. I've considered the feasible options for the property and have concluded that a condo conversion will be the best use for the property and best fit for our neighborhood. I support the rezoning and look forward to welcoming neighbors in Old North Knoxville who would love to live and own in our neighborhood without the maintenance responsibility of our beautiful, historic homes.

Sincerely,

Jonathan Repass

[700 E Scott Avenue](#)

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] File #11-F-18-RZ

Tony Allen <christonyallen@gmail.com>

Tue, Dec 11, 2018 at 12:19 PM

Reply-To: christonyallen@gmail.com

To: commission@knoxmpc.org

Cc: laurence.eaton@gmail.com, Logan Higgins <loganahiggins@gmail.com>

Dear Commissioners,

As an architect and resident of nearby Oakwood Lincoln Park neighborhood, I would like to express my support for the rezone proposal of 428 E. Scott Avenue to RP-1 from the current zoning designation.

I have personally toured the building and seen the schematic proposal, and the Lintz Lofts development would be the ideal renovation of this historic structure. As you know, it is a one-of-a kind historic building set within a residential context that is much too large for a single family or even quad-plex housing arrangement to be economically feasible. It is, therefore, the perfect candidate for high-density residential. This would allow the neighborhood to retain its residential atmosphere while keeping housing options affordable.

This type of development is also the kind of development that the commission and other city officials should fight for throughout our city, as it is far more environmentally friendly than demolition, discourages harmful urban sprawl, makes use of underutilized building stock, will further activate nearby commercial districts, and ultimately improves the quality of life that our city can offer.

I look forward to your approval and to seeing this project underway very soon.

Sincerely,

C. Tony Allen, Assoc. AIA

[Quoted text hidden]



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] File #11-F-18-RZ

Laura Bean <lbeanallen@gmail.com>
Reply-To: lbeanallen@gmail.com
To: commission@knoxmpc.org

Mon, Dec 10, 2018 at 11:18 PM

Dear Commissioners,

My name is Laura Bean-Allen and I live and work in Old North Knoxville (specifically Oakwood-Lincoln Park). I am emailing to express my support of the rezone proposal of 428 E. Scott Avenue to RP-1 from its current status of R1-A.

I have gotten the opportunity to personally see the plans for the space as well as walk through the current building. After taking all this into consideration, I think this project would be an ideal use of a historic building that would otherwise be underutilized.

As someone who lives within walking distance of this project, I am truly excited to see more housing opportunities in our area! It is a wonderful place to live and I would love for others to have the opportunity to join the neighborhood.

Thank you for your consideration.

Sincerely,

Laura Bean-Allen
[Quoted text hidden]



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] File #11-F-18-RZ

Christina Bouler <crbouler@gmail.com>

Mon, Dec 10, 2018 at 9:02 PM

Reply-To: crbouler@gmail.com

To: commission@knoxmpc.org

Cc: dougbouler@gmail.com

Dear Commissioners,

We are writing to express our support of a rezone application for 428 E. Scott Avenue which will permit the development of 10 new residential units in Old North Knoxville. We live just outside of the Old North neighborhood and are familiar with the local context. We express our support of this rezone and development for the following reasons:

- Old North is a financially inaccessible neighborhood for many due to a current housing supply/demand discrepancy, and this project would contribute to the growing need for diverse housing options in the neighborhood.
- The proposed added density is an appropriate amount for this street and neighborhood.
- The project would greatly increase the utility of the existing building without altering the visual character of the neighborhood.
- The proposed development is within the city's current One Year and Sector Plan recommended land uses.
- The site is a historic building which should be preserved.
- The site's existing parking lot has alley access, allowing this project to minimally alter current traffic patterns.

We have visited the site, toured the interior of the building, and considered the development proposal for the space carefully. All things considered, we find the proposed development to be very reasonable for this building and location within the city.

We hope you will consider our support of this rezone application and proposed development.

Thanks,

Christina & Doug Bouler
212 Moreland Ave

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxmpc.org>

[MPC Comment] Re: File #11-F-18-RZ

Christopher DeRolph <chrisderolph@gmail.com>
Reply-To: chrisderolph@gmail.com
To: commission@knoxmpc.org

Fri, Dec 7, 2018 at 1:10 PM

Re: File #11-F-18-RZ

Dear Commissioners:

As an Old North Knoxville resident for the past 4 years, I am writing to express my support of the rezoning request of 428 E Scott from R1-A to RP-1. The building has seen multiple uses over the past 90 years, including office, commercial and industrial.

As City Councilwoman Lauren Rider, who lives in Old North Knoxville and is a former head of the neighborhood organization, recently said to Compass "I've always thought residential is the best use of that property," noting that the office building has been a nonconforming land use for years. I agree with Councilwoman Rider.

Thank you,

Chris DeRolph
[141 Leonard Place](#)

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxmpc.org>

[MPC Comment] rezoning request for 428 E Scott Ave

Lesley Eaton <lesleyeaton@gmail.com>

Mon, Dec 10, 2018 at 2:48 PM

Reply-To: lesleyeaton@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

I am writing to express my support of the rezoning request of 428 E Scott from R1-A to RP-1 to allow multi-family redevelopment for up to 10 units.

As a resident of Old North for the past 11 years, I have seen the neighborhood flourish, but housing stock remains a barrier to meet demand. This project will allow creative reuse of a historically significant property in keeping with the Traditional Residential Neighborhood Land Use and the developers have put together a plan to maintain the historic integrity of the neighborhood.

The building and property has historically been used as commercial, office, and industrial use, but none of these uses is suitable in a traditional neighborhood for reasons specified by MPC. I would be strongly opposed to having this building remain an office building in use at full capacity because I would not want the increase in non-resident traffic in our neighborhood. Providing more housing options for those who want to live in our neighborhood, while bringing in active and invested neighbors is the best plan for this building. It is inappropriately zoned for R-1A because of its size, and RP-1 is the right zoning.

Sincerely,
Lesley Eaton
[409 W Glenwood Ave](#)
[Knoxville, TN 37917](#)

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Lesley Eaton
www.pepperedpaper.com

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxmpc.org>

[MPC Comment] Re: File #11-F-18-RZ

William Ehrenclou <wmehrenclou@gmail.com>
Reply-To: wmehrenclou@gmail.com
To: commission@knoxmpc.org

Dear Commissioners

As an ONK resident for the past 8 years, I am writing to express my support of the rezoning request of 428 E Scott from R1-A to RP-1. The building has seen multiple uses over the past 90 y and industrial.

We believe that rezoning to RP-1 from R1-A to allow multi-family redevelopment is consistent with the neighborhood fabric and that the developers have put together a plan to maintain the his minimize impact to the surrounding houses. I have great respect for the character and integrity of this neighborhood (It's why we moved here!), and I think this rezoning provides the best use

Thank you,

William Ehrenclou
1306 Kenyon Street

[Quoted text hidden]



Dori Caron <dori.caron@knoxmpc.org>

commission - knoxmpc.org admins: Message Pending [{{ILQsd2p-6GXWioCb2kwApUqfO2ByiuC0}}

Commission <commission+msgappr@knoxmpc.org>

Thu, Nov 8, 2018 at 10:53 AM

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: Irina L <irynaloboda@gmail.com>
To: commission@knoxmpc.org
Cc: jtennant81@hotmail.com
Bcc:
Date: Thu, 8 Nov 2018 10:53:02 -0500
Subject: File#11-F-18-RZ
File#11-F-18-RZ

Dear Commissioners,

I am the owner and resident of 425 E. Scott located directly across the street from the discussed property, 428 E Scott ave.

I urge you to hear the concerns of the current residents. All the submitted letters provide very good reasons why this zoning request should be denied, or at very least postponed.

The zoning amendment will not be consistent with the Knoxville city plan.

- 1) The proposed development significantly exceeds the density specified in Traditional Neighborhood Residential classification. The applicant is proposing to develop 10 units on a lot less than half an acre. However, according to the Central City Sector Plan classification on page 68, the Traditional Neighborhood Residential density ranges from 4 to 8 units per acre in the city.
- 2) The proposed RP-1 zoning does not meet the zoning requirement of "assurance of adequate and timely provision of ... streets." All access streets are local, and the access to the parking lot is through an alley. The current city ordinance permits on review multi-dwelling developments in R-1 A district, "provided the site has vehicular access to a collector or arterial street as shown on the adopted City of Knoxville major thoroughfare system plan." Why would MPC permit the Planned Residential district zoning with an access to a local street?

I request that MPC consider the parking needs of the residents of the adjacent streets. Many of us don't have any choice of parking except on the street. Before any RP rezoning happens, reserved on-street parking should be secured for the residents.

RP-1 regulation is intended to "encourage more imaginative solutions to environmental design problems." Filling the historic building up to the brim with condos in an established historic neighborhood would not be a creative solution for supporting urban growth. An imaginative solution requires creativity and knowledge of the entire neighborhood. This development proposal was conceived without any input from the community.

For the reasons stated above, I urge you to deny the proposed rezoning of 428 E Scott property.

Iryna Loboda
425 E Scott ave.



Dori Caron <dori.caron@knoxmpc.org>

[MPC Comment] Re: File #11-F-18-RZ

Jeremy Jennings <jennings.jer@gmail.com>
Reply-To: jennings.jer@gmail.com
To: commission@knoxmpc.org

Sun, Dec 9, 2018 at 5:21 PM

Re: File #11-F-18-RZ

Dear MPC:

As a 14-year resident of the Old North Knoxville neighborhood, as a former ONK boardmember, and as someone who has contributed to the renovation of several homes in the neighborhood, I support the rezoning request of 428 E Scott from R1-A to RP-1. The building has seen multiple uses over the past 90 years, including office, commercial, and industrial, but I believe its only logical current use is in multi-family development.

As one of the investors in the project and as a neighbor, I believe this project will maintain the historic integrity of the property, will make efficient use of the space, will increase tax revenues, and will add needed housing units in the city's housing stock. It will contribute to the further revitalization of the downtown north plan.

I urge your support of this rezoning request.

Thank you,

Jeremy Jennings
[1301 Kenyon St, Knoxville, TN 37917](#)

[Quoted text hidden]



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] File #11-F-18-RZ | Support

Chrystal McDill <chrystalmcidill@gmail.com>

Fri, Dec 14, 2018 at 6:17 PM

Reply-To: chrystalmcidill@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

I moved to Knoxville, TN over a year ago and have loved getting to know the various areas and their individualized character. One particularly being the Old North Knoxville area. I support the rezone proposal of [428 E. Scott Avenue](#) to RP-1 from the current R1-A Zoning. Unfortunately, I was not able to attend the MPC meeting on December 13, but hope to express my support for the project.

I have personally toured the building and have listened to the vision for the project. Based on the building style and it's location in the Old North Knoxville neighborhood, I fully support the intended new use and believe that it is the most appropriate for this building and context.

I am excited to see the building turned into a more fitting use in the neighborhood, and feel it could truly benefit the current neighbors as well as provide housing for individuals that would enrich the community. I look forward to seeing more housing options in the Old North Knoxville area and believe this project is something the neighborhood can be proud to be a part of!

I look forward to seeing the vision of this project play out and how it will take part in continuing to shape the growing community of Old North Knox.

Thank you for your time and consideration!

Best,

--

Chrystal McDill
850.272.6633

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This message was directed to commission@knoxmpc.org

Knoxville-Knox County MPC
400 Main St, Suite 403
Knoxville, TN 37902

November 28, 2018

Rezoning Application for 428 E. Scott Avenue
File # 11-F-18-RZ

DEC 3 2018

Dear Commissioners,

I would like to go on record as opposing the proposed zoning change to 428 E Scott, and the plan to convert the property to condos. I live in the next block of Scott.

I have both a micro and a macro objection to the plan. On the micro level, this property is located on a block of Scott Av that is already saturated with multiple apartments. Some are in individual houses and, of course, the 400 property which has at least sixteen units and is located in the middle of the block. This block of Scott probably well exceeds the apartment/condo saturation of any other block in the Old North area, excepting the blocks surrounding the Love towers.

Even if it was a good idea to start allowing condo conversions within the confines of the neighborhood, this would be the last block to consider. Besides, Scott Avenue is one of the preeminent streets, containing many large, fine homes, the majority of which have converted back to single family.

My macro objection is that, in my opinion, condo development should be confined to the three major thoroughfares that bound the neighborhood, Broadway, Central, and Woodland. There are ample structures on those streets begging for redevelopment which would allow more people to live in the neighborhood, albeit around the perimeter. If this zoning change is allowed and the condos are built, it will set a precedent for condo development within the body proper of the neighborhood. There are other structures, no more than two blocks away on Anderson, that will immediately feel the pressure for conversion.

Retain the R1-A zoning on 428. The building in the past supported a number of small businesses. Let the owner and prospective buyer establish a new use for the building as currently zoned.

Sincerely,



William McGowan
522 E. Scott Av
Knoxville, TN 37917

Google Groups

428 East Scott

Mat Merten <mamerten@hotmail.com>

Dec 27, 2018 8:54 AM

Posted in group: **Commission**

Dear Commissioners

As an ONK resident for the past 10 years, and as I live down the street from the subject building, I am writing to express my support of the rezoning request of 428 E Scott from R1-A to RP-1.

I think it is in a way nice that there is office space available in the heart of the neighborhood. I thought about renting there for a "work from home" job. However, with the place being mostly vacant, it has caused problems. For a while I heard there were people having sex in the parking lot in the back and leaving used condoms on the ground. My point, is I support the approach. It would be good for the neighborhood. Plus I know and trust Laurence Eaton. He wants what is best for the neighborhood.

Thank you,
Mat Merten, PE
704 East Scott,
Knoxville, TN 37917
865-742-4572



Dori Caron <dori.caron@knoxmpc.org>

Fwd: Agenda item #34 at the 11-8-2018 MPC meeting

Dori Caron <dori.caron@knoxmpc.org>
To: commission@knoxmpc.org

Tue, Nov 6, 2018 at 3:04 PM

Commissioners,
Re-sending to ensure receipt.

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

From: **James Pierce** <piercej111@comcast.net>
Date: Tue, Nov 6, 2018 at 10:34 AM
Subject: Fwd: Agenda item #34 at the 11-8-2018 MPC meeting
To: dori.caron@knoxtrans.org

Dori,

This is the letter I sent and hopefully got to commission members yesterday.

I am forwarding you a copy just in case you can see that each member has a copy in their agenda package.

Thanks,

James

----- Original Message -----

From: James Pierce <piercej111@comcast.net>
To: Jill Tennant <jtennant81@hotmail.com>, commission@knoxmpc.org
Date: November 5, 2018 at 11:39 AM
Subject: Agenda item #34 at the 11-8-2018 MPC meeting

Commission members,

This letter represents a formal request for postponement of a decision on the application for a zoning change at 428 E. Scott from R-1A to RP-1.

The Old North Knoxville neighborhood board comprised of 13 voting members unanimously voted in favor of this request.

We feel this zoning change represents a major change in an area that is 100% R-1A and has a commitment to maintaining the integrity of this zoning.

We do however want to meet and discuss with the applicant their intentions and plans for development of this property.

There simply has not been enough time to set up meetings where the members can join to discuss this important issue.

Questions and concerns regarding number of residential units, parking concerns, trash management and the building maintaining it's historical architectural integrity have not been resolved or discussed in a public forum.

There is an Historic H-1 overlay surrounding this property that has brought investment back to this challenging part of Knoxville. That investment has been made by single families that believe in the preservation of a residential district that treasures it's history and wants to maintain it's value.

Where RP zoning occurs in our area it is used along neighborhood borders that transition to commercial zoning.

Also used along wider travel corridors with supportive off street parking.

Neither is the case with this proposal.

Give us and the applicant a chance to meet and properly review this project before making a decision.

Thank you,

James Pierce

Resident and board member

Old North Knoxville Inc.

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Dori Caron

Senior Administrative Assistant
Knoxville-Knox County Metropolitan Planning Commission
Knoxville Regional Transportation Planning Organization
400 Main Street
Suite 403
Knoxville, TN 37902
865-215-2694
dori.caron@knoxmpc.org
dori.caron@knoxtrans.org

Knoxville-Knox County MPC

400 Main St, Suite 403

Knoxville, TN 37902

Rezoning Application for 428 E Scott Avenue

File # 11-F-18-RZ

Commission,

As an owner of property directly across the street of the subject property and as a resident of the Old North Knoxville neighborhood, I am writing to oppose the proposed rezoning of 428 E Scott Avenue.

The proposed amendment is not necessary because of substantially changed or changing conditions in the area and districts affected.

- The current R-1A zoning does not prevent investment in the property. R-1A permits a variety of uses and uses on review that would be appropriate for the neighborhood. If a use outside of what is permitted by R1-A is desired, a zoning which places a limit on population density consistent with R-1A should be considered in lieu of RP-1. The density permitted under RP-1 is inconsistent with the surrounding area and will adversely affect immediately adjacent properties.
- The large multi-family dwellings to the west at 400 E Scott Ave do not represent changed or changing conditions in the neighborhood. In fact, it is quite the opposite. The 400 E Scott Ave development took place prior to the current zoning and it is an isolated exception to the single family houses and duplexes that comprise the neighborhood: this property should not be used as a precedent to allow higher density development in other parts of the ONK neighborhood. The higher density is counter to the prevailing conditions and essential character of the neighborhood.

The proposed amendment would adversely affect immediately adjacent properties and the historic district in general.

- The proposed zoning is incompatible and inconsistent with surrounding development. Compared to other areas of the neighborhood, higher rates of traffic and noise pollution from the higher population density are already evident at the 400 E Scott Ave property. The proposed rezoning of subject property would increase these adverse effects for the surrounding properties.
- The suggestion that supporting this rezoning would be consistent with past investment and foster future investment ignores the type of development being supported. All recent development and investment within ONK has been targeted towards low density single family and duplex houses that represent the essential character of the neighborhood. Allowing the proposed higher density development will set an inappropriate precedent that is inconsistent with the surrounding area, make the surrounding area less desirable, and thereby threaten to hinder future investment in adjacent properties and in the ONK neighborhood in general.

For the reasons stated above, I urge you to deny the proposed rezoning of this property.

Sincerely,



Bradford A Raines, AIA

421 E Scott Avenue

Knoxville, TN 37917



Dori Caron <dori.caron@knoxmpc.org>

[MPC Comment] November 8 MPC Agenda - 428 E Scott

Bradford Raines <bradfordraines@gmail.com>

Wed, Nov 7, 2018 at 11:11 PM

Reply-To: bradfordraines@gmail.com

To: commission@knoxmpc.org

Cc: jeff.archer@knoxmpc.org, Kaye Graybeal <kaye.graybeal@knoxmpc.org>, laurence.eaton@gmail.com

All,

Laurence Eaton contacted me today and we discussed by phone his application #11-F-18-RZ for 428 E Scott Avenue. He provided me with information and clarifications not contained within the application, which are summarized in the email below (I have edited Laurence's original email down to points most relevant to my initial concerns). I am unable to attend the meeting tomorrow, but given this new information, to clarify and qualify the comments provided in my previous letter, under the conditions listed below, and for this specific proposed development, I am not opposed to the proposed RP-1 rezoning.

It is my understanding that the specifics of the development plan are subject to subsequent public comment and MPC review / approval. Per the zoning ordinance 3.1-G-2 through 3, should this proposal move to the development plan review stage, I would ask that particular consideration be given to appropriate conditions and/or deed restrictions that would ensure responsible and context appropriate development and use of the property in the long term.

Thank you,

Brad Raines
421 E Scott Ave

From: Laurence Eaton <laurence.eaton@gmail.com>

Sent: Wednesday, November 07, 2018 6:08 PM

To: Brad Raines <braines@mhminc.com>

Subject: Re: Follow-up

Brad,

I sure appreciate your time and energy to engage with us on our application! Here are a few highlights you requested:

Our intention with redeveloping 428 E Scott is the following:

- 1) The multifamily rezoning request is to support 10 CONDOS (not apartments)- condos are subdivided owned spaces (horizontal rights apply), separately taxed, metered (for utilities) and serviced by trash pickup
- 2) Condos will be owner occupied
- 3) Explicitly alley access parking (the topography benefits this)
- 4) The rezoning request is the first of three meetings- the second is a special use to review conditions- site plan, landscaping, open space requirements, all of which the neighborhood could oppose if we try to take in a different direction. the third meeting is H-1.
- 5) Just to reiterate, 6 of the 10 units will only be accessible from back parking lot. 2 of the 4 will be preferred access from the back parking lot.

On Tue, Nov 6, 2018 at 7:26 PM Bradford Raines <bradfordraines@gmail.com> wrote:

Please find attached letter regarding the rezoning application for 428 E Scott, File #11-F-18-RZ and the associated MPC rezoning report.

Thank you,

Brad Raines
421 E Scott Avenue

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] 11-F-18-RZ

curb studio <curbcc@gmail.com>

Mon, Dec 10, 2018 at 3:50 PM

Reply-To: curbcc@gmail.com

To: commission@knoxmpc.org

Cc: Laurence Eaton <laurence.eaton@gmail.com>

As architects, architecture professors, and longtime residents of Old North, we write to express our support of application 11-F-18-RZ, the proposed Lintz Lofts on 428 E. Scott Avenue.

The proposed project is exactly the sort of repurposing of historic structures that the commission should be looking to support, and indeed encourage. It breathes new life into a bit of the historic fabric of the place, gently introduces housing density that catalyzes further positive outcomes for the neighborhood and surrounding commercial districts, supports housing affordability, and directs growth away from detrimental sprawl development.

This is the type of development that places such Seattle and Minneapolis are working to not only allow on an ad hoc basis as requested in this application, but rather to promote systemically throughout their cities.

Your approval should be easily forthcoming.

Sincerely,

Ted Shelton, FAIA and Tricia Stuth, FAIA
Partners
curb studio, llc

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] File #11-F-18-RZ

Austin Winter <d.austin.winter@gmail.com>

Tue, Dec 11, 2018 at 12:42 PM

Reply-To: d.austin.winter@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

I live in Knoxville, and I support the proposal to rezone [428 E. Scott Avenue](#) from R1-A to RP-1. I will not be attending the MPC meeting Dec 13, unfortunately.

Having walked through the building and discussed the plans to update and preserve the building, I believe the new use is in the best interest of the neighborhood and the most appropriate use of the existing building. The higher density development proposed would create more interest in the neighborhood and potentially spur more growth for the area. The rezoning of this site is the first step, and I fully support the proposal.

Thank you,

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D. Austin Winter

[2701 Sevier Ave](#) E05

Knoxville, TN 37920

865 705 2351

d.austin.winter@gmail.com

[Quoted text hidden]

Knoxville-Knox County Planning Commission

Re: File #11-F-18-RZ

December 11, 2018

Dear Commissioners,

This letter is to highlight the steps I have taken to reach out to the neighborhood to share redevelopment plans to support the rezoning request of 428 E. Scott from R1-A to RP-1 since the postponement allowed at the November MPC meeting. It is not inclusive, rather highlights my intentional steps and major events to involve the neighborhood in the rezoning request and redevelopment planning process.

- 1) **Neighborhood Meeting:** Participated in a Old North Knoxville, Inc. neighborhood potluck on November 12 with about 50 neighbors. See Appendix A for the informational handouts created for this event.
- 2) **Knoxville Compass Article:** Responded to an interview request by Scott Barker of the Knoxville Compass. The article, reproduced by permission, is attached as Appendix B.
- 3) **Website:** Created <http://www.lintzlofts.com> for neighbors and stakeholders to see development plans and share feedback.
- 4) **Conducted Drop-in Tours:** We've hosted about 15 neighbors for drop in visits throughout the weekdays, weeknights, and weekends, including adjacent property owners and realtors.
- 5) **Met with historic preservation professionals:** We have met with Knox Heritage and Kaye Graybeal and provided walk-through tours to share our redevelopment plans and discuss H-1 guidelines. (We met with Knox Heritage because ONK board members suggested the building be demolished and replaced with a single family home.)

Finally, I want to remind the commission that ***I am not yet the property owner, and am under contract as of October 30 and have provided hard earnest money to the seller.***

Thank you for your thoughtful consideration of our rezoning request.

Sincerely,

Laurence Eaton

Home: 409 W Glenwood Avenue, Knoxville, TN 37917

Office: 428 E Scott Avenue, Suite 100, Knoxville, TN 37917

Appendix A: Handouts for November 12 potluck

Appendix B: Condominium Conundrum, December 7, 2018, by Scott Barker, Knoxville Compass.

LINTZ LOFTS

WHAT'S HAPPENING

The Lintz building is located at 428 E. Scott Avenue - it is currently an 80% vacant commercial building with a large parking lot. We intend to make it residential with owner occupied condos.

[We] - The development team, consists of a neighbor of 11 years, Laurence Eaton, who with his wife is raising a family of 3 boys just two blocks from the Lintz building. And Architectural Associate Logan Higgins, who with his wife, lives within walking distance of the neighborhood.

Laurence has fought blight for the past 8 years in North Knoxville with over a dozen successful projects noted by Oak Ridge National Lab through the Community Sustainability Award, Knox Heritage, and the News Sentinel.

Logan has specialized his design career in residential architecture, working on everything from high-end single family, to affordable, small houses. With his wife, he runs Jacks Avenue - a design company focused on celebrating local design.

The project is also being supported by a group of investors, all of whom live in the neighborhood.

THE BUILDING

Over the past century, this building has been a lot of things but no use has ever fit long term. We have reviewed 11 warranty deeds since the building was constructed in 1927 by Lintz Realty Company. Information is spotty, but here what we found:

Retail

1926: Lintz Realty Company gets real estate charter from State of Tennessee

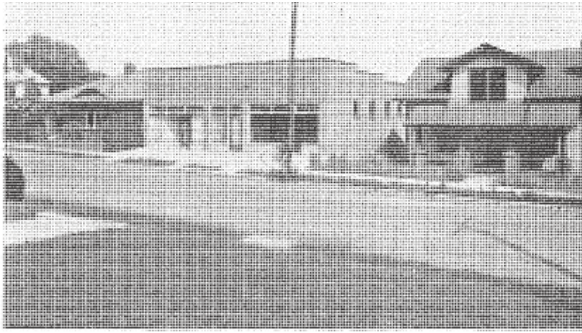
1926ish: Lintz Realty Company builds 2001 Highland Avenue

June 11, 1927, Transfer of 428 E Scott from E.H. Stegall to Lintz Realty company. Historic storefront store built later that year.

1930: 428 E Scott is used as an example of "why Knoxville needs zoning ordinances" due to non-conforming in residential neighborhood. It is listed as the "neighborhood store."

April 23, 1931. First foreclosure of building to Fidelity Bankers Trust.

February 7, 1945. Sold to S.K. Ruckman.



*Store on Scott Avenue.
The intrusion of stores in residence districts is now
prohibited by the zoning ordinance.*

1920's photo from zoning book.



Identical building by same builder.

Office

April 18, 1957. Advertisement in Knoxville News Sentinel for office space for rent.

January 23, 1962. Transferred to Ruby Ruckman

August 9, 1966. Foreclosed to Bank of Knoxville.

Office and Industrial (warehouse and phase 3 power added)

September 7, 1967. Bank of Knoxville to Paramount Sales.

March 7, 1984. Paramount Sales to Kensee Leasing.

May 20, 1991. Kensee Leasing to Paramount sales (appears to be a foreclosure).

January 7, 1993. Paramount sales to ONK, Inc.

Sometime in 1996, ONK, Inc to Loudon County Bank (deed book 2201, page 318).

Office

January 17, 1997. Loudon County Bank to Scott Project, Inc.



Circa '70's facade changes.



Circa '70's facade changes.



1990's facade changes.

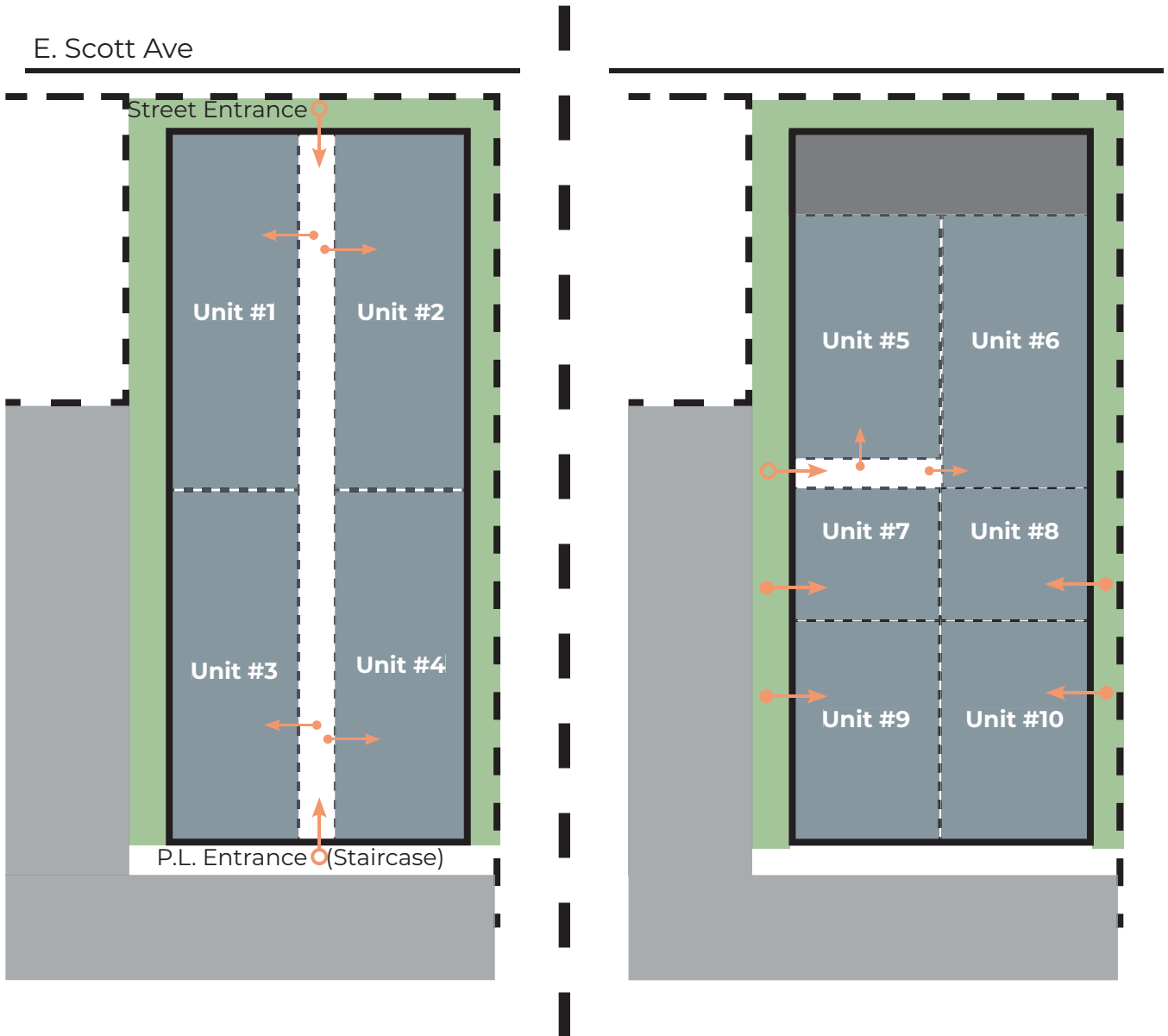


Current condition.

PROPOSED PLAN

Our intent is to convert the large commercial building into 10 owner-occupied condominiums of varying sizes to make it fit in better with the rest of the neighborhood.

The main level will have four units and the lower level will have six. The four on the main will enter from the front and rear of the building to a shared hallway. Two of the six in the basement will have a shared entrance - the other 4 will all have front entrance directly to the outdoors and no shared hallways.



- → Common Entrance
- → Direct-to-Unit Entrance

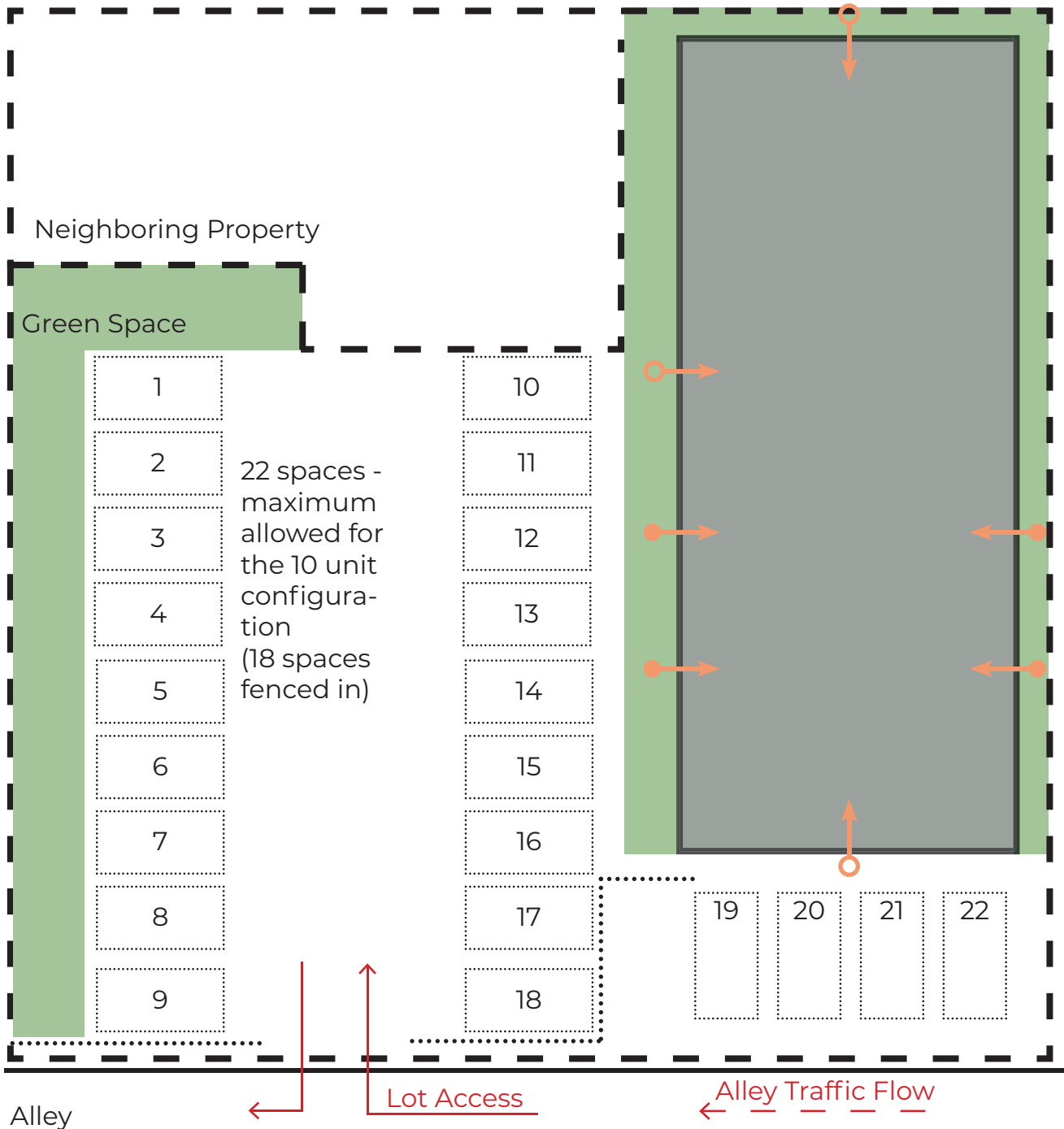
*Schematic 428 E Scott Redevelopment Plans - Provisional

Parking and Green Space

With our 10 unit configuration, we are allowed 16-22 parking spaces. The existing parking lot can support up to 25 spaces.

There will be greenery around the front and sides of the building, plus a green space and proposed mural in the corner of the parking lot. RP zoning requires planned green space and adequate off street parking.

E. Scott Ave



○ → Common Entrance ● → Direct-to-Unit Entrance

*Schematic 428 E Scott Redevelopment Plans - Provisional

LINTZ LOFTS

FREQUENTLY ASKED QUESTIONS

We've been getting a lot of questions from folks - they tend to fall within 3 categories; traffic, zoning, intent.

TRAFFIC

A big concern we've heard is that 10 additional units will increase traffic and street parking.

To check on that, we did a traffic study that compares uses for the building, you can check that out by clicking the button below.

As seen above, we will have ample off street parking and main access from the back of the building. Some of these questions are answered above in our intent diagrams, but here's what we've been hearing.

With 10 condos in one building - won't we see a lot more traffic on E Scott?

Not particularly. All of the parking is only accessed through the alley so most residents probably won't even drive on E. Scott to get home.

What will this do to parking on the street?

Most likely reduce it!

Not only is all of the parking in the back of the building, but most of the units will be accessed directly from the parking lot. The 4 units on the main will have a back door to the parking lot and the 6 units on the lower level will not have quick access to the street. More than likely, fewer people will park on the street than now for this building (up to 5/hour based on our counting).

How are you planning green spaces/outdoor spaces? Will this take away space from your parking?

The property includes the duplex next door at 424. We do not like the parking pad on the side of the house, and would like to expand the yard/add landscaping to increase curb appeal. We will also increase curb appeal of 428 E Scott with bushes and trees and mulch. We will include some common area in front of the retaining wall in the back of the building since that area is sort

of dead space for parking. The fence enclosing the back parking lot will be moved closer to the alley to allow more gated spaces, and we hope to include some curbed planters/other vegetation around the warehouse of the building.

What is the parking requirement for 10 units and how are you going to create them?

RP-1 requires off-street parking. With our 10 unit configuration, we are allowed 16-22 parking spaces. The existing parking lot can support up to 25 spaces.

ZONING

Zoning has been the heart of concern around this project so far. Zoning is confusing, and hard to figure out so here's a quick summary of the zoning needs.

The building is currently zoned R1-A with an H1 overlay. That means single family residential with historic guidelines on facade changes. It is grandfathered in as a commercial office building - from discussion with experts and neighbors, we believe large commercial building is not ideal here. In order to make it residential, it could only be a single family or duplex under current zoning. Tearing down the historic building is not an option so that would be an 11,000 sf house or duplex!

Therefore we have requested to change zoning in order to make it practical and functional as residential. RP-1 was recommended by MPC for this building and will keep a "low density" use. It would allow only 10 units (which is fewer than the building could handle) and will only be on this one specific property, it will not change anything else in the neighborhood. Furthermore, RP-1 has strict guidelines and a review process for site design of the property.

- Current zoning is residential but the building is grandfathered in as commercial
- H1 (historic zoning) only dictates facade changes, not use of building
- RP-1 (zoning change request) supports a "low density" condo situation and was recommended by Knoxville MPC for this specific building.

The neighborhood has fought hard to convert multi-apartment houses back to single family. How is this different?

Yes, this momentum continues to grow even today to convert apartment houses to single-family use. However, this building is unique in that it was built as the neighborhood store in 1927 and was later used for manufacturing (there is a 3,000 square foot warehouse attached to store building). There is current parking for 25 cars, which can be increased to 29. For these reasons, a unique redevelopment approach is necessary. It is the only commercial build-

ing in the Historic (H-1) overlay that is used as commercial, but it presents some unique challenges because it is not marketable as a single family residence or a duplex (which current zoning allows). It is grandfathered office space, but this model has not been viable for 30 years.

Is RP-1 is consistent with R1-A landuse patterns? (See the MPC staff recommendation)

Old North Historic District has seen reinvestment in residential buildings over the years. RP-1 zoning would allow the applicant to redevelop the buildings into multi-family housing, fostering the continued reinvestment in the neighborhood.

Does rezoning RP-1 set a precedent for the rest of the neighborhood?

Per MPC, no. Each rezoning request is looked upon for its own merit. This zone change is based on one specific situation. Other requests would not pass if MPC and the neighborhood are both be against them.

What are the changes to be made to the facade? You say adding large windows, how do you plan to do this while respecting the historical integrity of the building?

We will restore the original facade to its 1927 storefront with H-1 approval. The warehouse windows will be enlarged since they are not visible from the street. We have investigated the brick and mortar used and notice that some is not original. We are drafting front and side elevations on this and this will be reviewed during the H-1 process, so everyone will not be surprised at what we propose.

INTENT

Intent is for 10 Owner-occupied condominiums in the building. We have heard some concerns about this number and other numbers we had initially discussed. In our initial studies, we had looked at possible scenarios of up to 16 units. The building and parking lot could handle this number but after discussing zoning and concerns from neighbors, we verified that we could make 10 units work.

Anything less than 10 units would be getting close to the same concern as this building being a duplex - the units would be larger than average units and much harder to sell. As a result, the building would either remain vacant, or need to be larger units rented to multiple roommates like college housing. **We do not want to do that and we know the neighbors don't either.** Ten units are a happy compromise, not too big, not too small.

How many condos are you planning to build in the space?

Our MPC request is to build 10 units and that is our plan. MPC never recommended higher R zoning in our R1-A district for this property. We are planning two 1-bedroom units, two 2-bedroom units, and six 3-bedroom units. See pictures for the general layout of the building.

Our MPC request is to change zoning from R1-A (single family residential, which is the zoning for entire neighborhood and what has been fought hard for) to RP-1 to allow up to 10 units based upon lot size (~18,000 sq ft). There is great detail in the MPC recommendation on why RP-1 exists, and why it is supported by the land use patterns present in the neighborhood already. See (link) for staff recommendation.

When you say long term plan is owner occupancy, does that mean initially you will be renting them as apartments for some period of time?

No, that's not our plan. We envision condos (which are owner occupied) not rental apartments. We intend to presell these, meaning, the units will be for sale as soon as construction begins. We anticipate a 6-10 month construction period.

What is the difference between apartments and condos?

Apartments- single ownership, one tax bill, one utility bill, by law it has to be owner managed or if someone else manages it it must be managed by a realtor and fair housing laws apply

Condos- separate spaces (horizontal rights act applies), separately metered utilities, condominium corporation owns building (HOA), in this case there is deeded parking

Why do we need more multi-family in the neighborhood?

More families are moving to Knoxville. Housing shortage of finished houses across 37917. To meet growing demand of to live in historic district due to proximity to urban amenities (parks, downtown, public transportation, dining coffee shops, breweries).

Will anything be torn down to add 10 units?

No, the building footprint at 428 E Scott will not change in any way except. The original storefront facade with recessed entrances will be restored.

How will you manage trash?

As separate condos, the city has confirmed they will provide weekly trash and bi-weekly recycling pickup with the rest of the neighborhood. A fence will be installed to corral them away from alley and driveway.

How is this project different than 400 E Scott apartments?

First off, we are not tearing down historic houses to build this. Secondly, we will pursue owner occupancy as condo units rather than rental apartments. Third, the 400 E Scott apartments prohibit alley access to parking, and the structure was built in 1970 so it is not contributing to the historic district. Finally, the lot density of 400 E Scott is 1 unit per 1,000 square feet (24 units on 24,000 square foot lot). At 428 E Scott, the density is 1 unit per 1,800 square feet of lot size (10 units across 18,000 square feet). There are several other distinguishing characteristics, but these mentioned are the most compelling to contrast the two properties.

Will the HoA prevent investors from buying and renting on AirBNB?

Considering we do not own the building, and it is not yet multifamily, we have a lot yet to do. We are personally against non-owner occupied AirBnBs; we feel it detracts from the value of an AirBnB for a visitor and the neighborhood. Our sales price probably won't be appealing for investors; it will be more appealing to owner-occupants.

Condo Conundrum

A dispute over a proposed development in Old North Knoxville exemplifies some of the city's land use conflicts.

BY SCOTT BARKER • DECEMBER 7, 2018



**SOME NEIGHBORS OBJECT TO A PLAN TO PUT 10
CONDOMINIUM UNITS INTO THE LINTZ BUILDING AT
428 E. SCOTT AVE.**

In Old North Knoxville, residents are divided on whether they would prefer a nearly empty office building on Scott Avenue or a condo building filled with residents.

Concerns about traffic and multi-family development in a single-family neighborhood.

The Lintz Building at 428 Scott Ave. is zoned for single-family residential use, but it's grandfathered to allow commercial activities. A prospective owner wants to buy the building and turn it into a condo development, to the consternation of some neighbors.

The developers are seeking a zoning change to allow a multi-family development on the site, but some neighbors in the historic neighborhood want to keep things as they are. This type of dispute is an example of conflicts across the city as developers seek new uses for existing properties.

The Metropolitan Planning Commission is set to take up the matter at its Dec. 13 meeting.

The mostly vacant Lintz Building, initially built as a neighborhood store in 1927, stands across the street from single family homes in one of Knoxville's most historic neighborhoods.

Laurence Eaton, who lives two blocks from the property, and architect Logan Higgins want to renovate the building and an adjoining warehouse built in the 1950s into 10 condominiums they say are in keeping with the neighborhood's residential nature.

“We want something to be proud of,” Eaton said. “We want to draw new neighbors to the neighborhood.”

Not all of the current neighbors are pleased with the plans, however. Bradford A. Raines, who lives across the street, wrote to the MPC saying the proposed use would be incompatible with the rest of the historic neighborhood.

“Allowing the proposed higher density development will set an inappropriate precedent that is inconsistent with the surrounding area, make the surrounding area less desirable, and thereby threaten to hinder future investment in adjacent properties and in the (Old North Knoxville) neighborhood in general,” Raines wrote.

Mary Ireland, who also lives across the street, said in a letter to MPC that the neighborhood has used its historic overlay zoning designation to restore and maintain its historic character.

“There are plenty of areas within the corridors of Old North Knoxville that would be much more suitable to condo development,” Ireland wrote.

Eaton disputes the notion that his 10-unit development would alter the character of the neighborhood. Residences, he reasons, are a better fit than offices, and constitute the highest and best use of the property.

“We’re not really changing the footprint at all,” Eaton said.

Increased traffic is one concern raised by neighbors. A traffic study commissioned by Eaton indicates the traffic produced by future residents would be no greater than current traffic at the site. Most of the parking would be located at the rear of the building, accessible by an alley.

City Councilwoman Lauren Rider, who lives in Old North Knoxville and is a former head of the neighborhood organizations, agrees.

“I’ve always thought residential is the best use of that property,” she said, noting that the office building has been a nonconforming land use for years.

Land use has become a flashpoint in Knoxville politics this year, particularly as the MPC staff is drafting a new zoning ordinance for the city. The need planners and city officials see to increase density collides with many residents’ desire to protect low-density, single-family neighborhoods.

One of the biggest disputes over Recode Knoxville, the city’s effort to rewrite its zoning code led by MPC’s staff, has been over accessory dwelling units. Accessory dwelling units can be garage or basement apartments, or stand-alone structures such as carriage houses. The current working draft of the new zoning ordinance would allow accessory dwelling units in all residential zones, but some neighborhood advocates want to keep them out.

Multi-family developments such as the Lintz Building also can become controversial. Earlier this year the Pond Gap Neighborhood Association unsuccessfully fought a small affordable housing apartment complex on Hollywood Road.

Incorporating multi-family residential developments in existing structures such as the Lintz Building within established neighborhoods of predominantly single-family houses will continue to be a source of friction.

Raines said the Lintz Building development represents a departure from the zoning intended for Old North Knoxville.

Eaton, on the other hand, said his proposed development will help provide more housing stock in a way that doesn't harm his neighbors. "We don't want to hurt anyone or hurt property values," Eaton said.



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