

# 817 Deery Infill Home

Historic Zoning Committee

September 9, 2016

# Inspiration



# Staff Recommendation 1

- Parking
  - The neighborhood allows incidental street parking, but nothing over 24 hours
  - City requirements are more stringent but not currently enforced

Two Off-Street Options Exist

# Alleyway



# Actual Status





# Closed End of Alley



# Alley

- Owned by City but not maintained
  - Only partially paved
  - Fences and telephone poles infringe
  - One end closed, opening would encroach on two existing driveways, and come within 2-3 feet of two existing porches
- 
- Feasibility of restoring the alley in a reasonable time frame is quite low

# Through Church Lot





# Through Church Lot

- Discussed with the church, who took it to their Board of Trustees
- Church doesn't mind Occasional use, but will not commit to anything permanent
- Access during church services or special events may be blocked
- Uncertain future of lots 29 – 32
- This option is not feasible

# Front Driveway

- Fits the current street norm (12 of 16 homes on the street)
- Allows us to be compliant with Parking Regulations
- No design change
- Ready to go as-is



# Staff Recommendation 2

- Recommended a full 7' of Porch, behind the columns

# Porch Design Guidelines

- *Fourth & Gill Historic Neighborhood Guidelines (1999), p12*

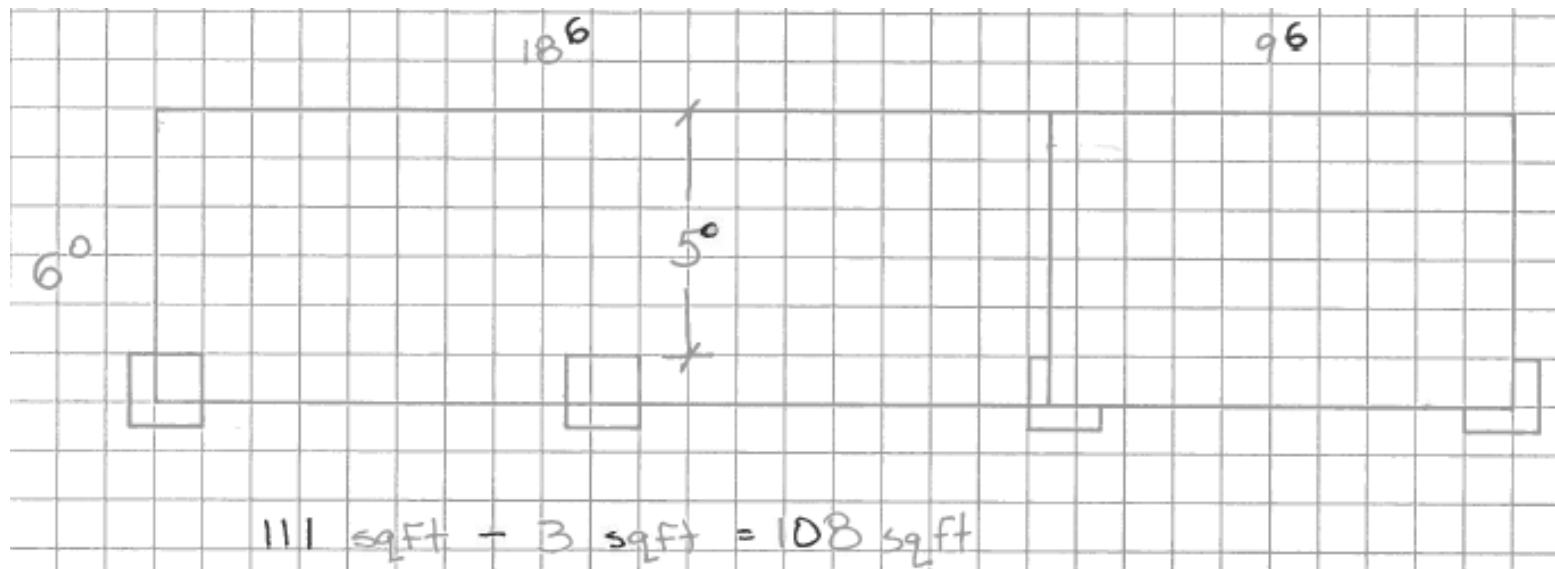
“New front porches in Fourth and Gill must be large enough to provide seating, i.e. six to eight feet in depth.”

- *Heart of Knoxville Infill Housing Design Guidelines (2005, 2007), p 17*

“Porches and Stoops: .... Or a covered porch (6 to 8 feet in depth; 60 square feet minimum).”



# As Proposed



# Requested Porch Revision (9/9/16 Staff Report)

- Same as Proposed, but 7' Behind Columns
  - Alt 1 - Requires 2' growth if remainder of plan unchanged (37 ft<sup>2</sup> added to porch)
    - Revised Design
    - Revised Plot Plan
    - New Variance Required (Lot Density)
    - Another HZC Submittal
    - Reduces size of rear lot
    - Very Costly and Time Consuming

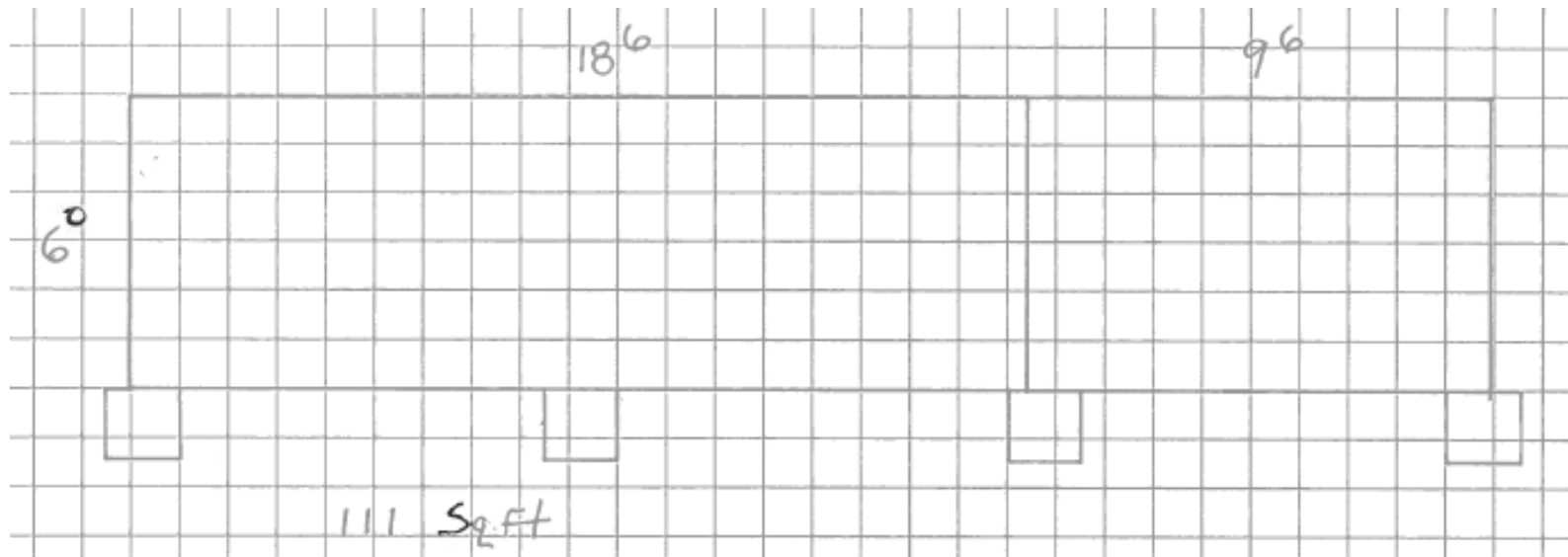
OR

# Requested Porch Revision (9/9/16 Staff Report)

- Same as Proposed, but 7' Behind Columns
  - Alt 2 - Requires 2' taken from the existing plan (37 ft<sup>2</sup> added to porch)
    - Revised Design
    - Another HZC Submittal
    - 2' from rear of plan - Loss of 24 ft<sup>2</sup> from Shop/Storage area and loss of 56 ft<sup>2</sup> from rear deck
    - 2' from front of plan - Loss of 56 ft<sup>2</sup> from Heated & Cooled Den area and only allows 4 to 4-1/2" clearance for the fireplace windows
    - Very Costly and Time Consuming
    - Loses more usable space than it gains, decreasing livability and decreasing resale value

# Desired Alternative

(Assuming Porch Beam can be Accommodated)



# Desired Alternative

- Meets the guidelines of:
  - *Fourth & Gill Historic Neighborhood Guidelines*
    - *It is a full 6' in depth*
  - *Heart of Knoxville Infill Housing Design Guidelines (2005, 2007), p 17*
    - It is a full 6' in depth and is greater than 60 ft<sup>2</sup> (at 111 ft<sup>2</sup> )
  - Small design impact, does not require new Plot Plan, does not require New Variance, will not deduct from other living areas, and there is plenty of room for furnishings

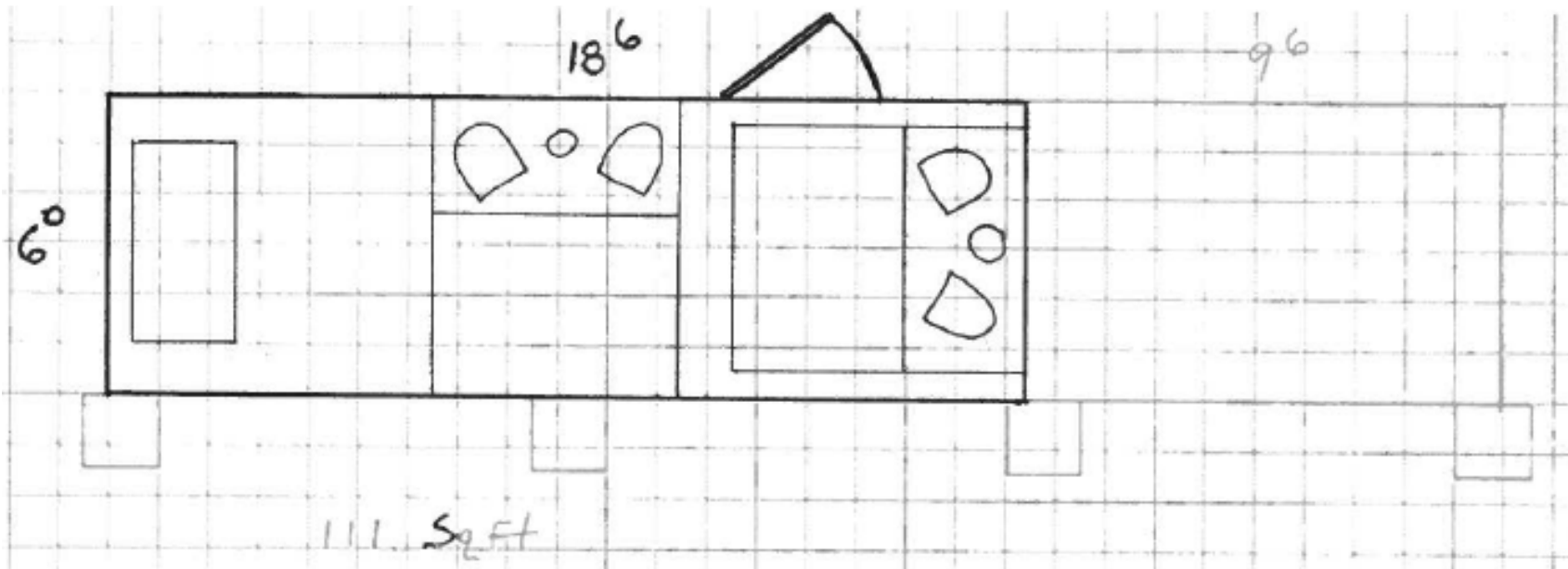


# Our Current Porch

(6' deep X 5' wide, from the window to the wall)



# Relative to Our Desired Alternative



# Inspiration



# Staff Recommendation 3

- Sample of Fiberglass for front columns
- Sample of Fiberon Decking

# Staff Recommendation 4

- Per Submitted Plans & updated Materials List
  - As revised 9/12/16 (Craftsman Front Door, Hardie Shingles, Relocated side door)
  - With an option to add a faux chimney, of the same brick as the foundation (and a small cover for the side entry)
  - Driveway, sidewalk and curb repair will use paving to match existing (per conversations with Mark Johnson, City Engineering)



# Summary

- Parking – we request off-Deery parking like 12 of our 16 neighbors, rear parking is not feasible
- Porch – we request 6' in depth which does meet the design guidelines and will save us considerable time and money design & construction wise, is more fit to our intended use and large enough for plenty of furniture, and not cause potential harm in livability or resale
- Fiberglass Sample – NA, Fiberon - Provided
- Design Drawings – as submitted 9/9/16 and updated 9/12/16
- Concrete – we will match the existing sidewalk and curbing (and restore old street cut)