



Staff Report

Infill Housing Design Review Committee

File Number: 12-A-20-IH

Meeting: 12/16/2020
Applicant: Jeffrey Farmer
Owner: Jeffrey Farmer

Property Information

Location: 1222 Texas Ave. **Parcel ID** 81 | D 028
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level I Driveways, Parking Pads, Access Points, Garages, or Similar

Construction of accessory structure. Applicant is proposing the installation of a prefabricated metal accessory building to the rear of the primary house. Shed will measure 24' long by 26' wide (including a 1' eave overhang), with an 8' wall height and an 11.8' floor to roof peak height. Shed will be located on the rear of the property, set 17' from the left (south) property line and 9' from the right (north) property line and 30' from the rear property line. The metal shed will feature a low-pitched, gable metal roof with a 10' by 8' garage door and one access door on the rear right corner.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

3. Alleys, Parking, and Services

- Alley access should be used for garage or parking pad locations.
- Garages which are perpendicular to the alley should be about 18' from the center line of the alley pavement, allowing a comfortable turning radius for a driver to enter a garage.
- Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

8. Siding Materials

- Sheds, garages, and other outbuildings can be constructed of vertical siding or more economical methods.
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Comments

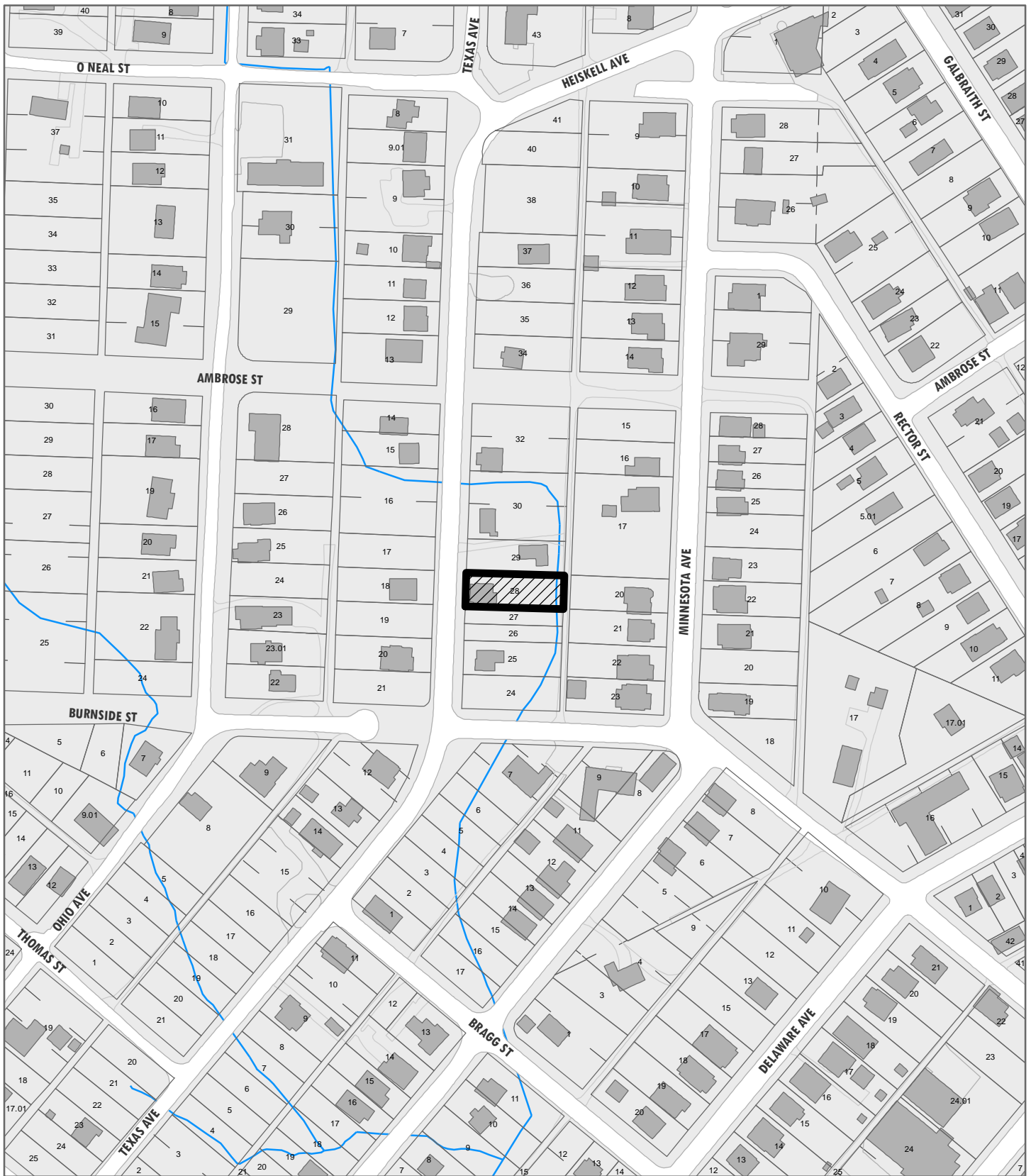
The proposed shed will be located to the rear of the property, behind the primary structure and oriented towards the alley. The site plan shows an existing driveway connection which extends from the alley to the applicant's property. City Engineering states that the concrete pad and garage must be at least 30' from the blue line creek on the site plan, due to the buffer zone surrounding the creek. Placement of the shed is appropriate.

According to the provided survey, the primary structure measures 28.2' wide by 26.4' long. The proposed shed is only moderately smaller in size than the primary house. The primary residence is a small Craftsman-style house with a pyramidal roof and an exterior of horizontal vinyl siding.

Due to the lack of vegetation on the property or the surrounding lots, the prefabricated metal shed will be substantially visible from the public right-of-way. Installing landscaping or fencing to screen the metal shed would reduce visibility and better meet Infill Housing design guidelines.

Recommendation

Staff recommends approval of Certificate 12-A-20-IH, with the following conditions: 1) use horizontal metal siding instead of vertical panels to be more compatible with the primary structure; 2) incorporate wall and roof colors to be compatible with the primary residence; and 3) install landscaping as screening to reduce visibility of the shed from Texas Avenue.



12-A-20-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

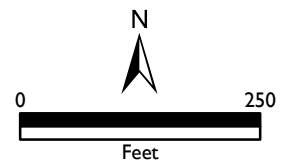
Applicant: Jeffrey Farmer

**INFILL
HOUSING
REVIEW
BOARD**



1222 Texas Ave.
Lonsdale Infill Housing Overlay District

Original Print Date: 12/2/2020
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Applicant: Jeffrey S. Farmer

Date Filed: 11/11/20 Meeting Date (if applicable): 12/16/20 File Number(s): 12-A-20-IH

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Name: Jeffrey S. Farmer Company: _____

Address: 1222 TEXAS AVE. City: KNOXVILLE State: TN Zip: 37921

Phone: (865) 206-2935 Email: jeffreyfarmer1222@att.net

CURRENT PROPERTY INFO

Owner Name (if different from applicant): Jeffrey S. Farmer Owner Address: 1222 TEXAS AVE Knoxville TN 37921 Owner Phone: (865) 206-2935

Parcel ID: Lot #125 Parcel #28

Neighborhood: ROSEDALE Zoning: _____

AUTHORIZATION

Staff Signature: Lindsay Crockett Please Print: Lindsay Crockett Date: 11.17.20

Applicant Signature: [Signature] Please Print: Jeffrey S. Farmer Date: 11/11/20

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: _____

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: Pour a 24x25 Concrete Pad AND HAVE A 24x26 metal GARAGE Built on pad

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

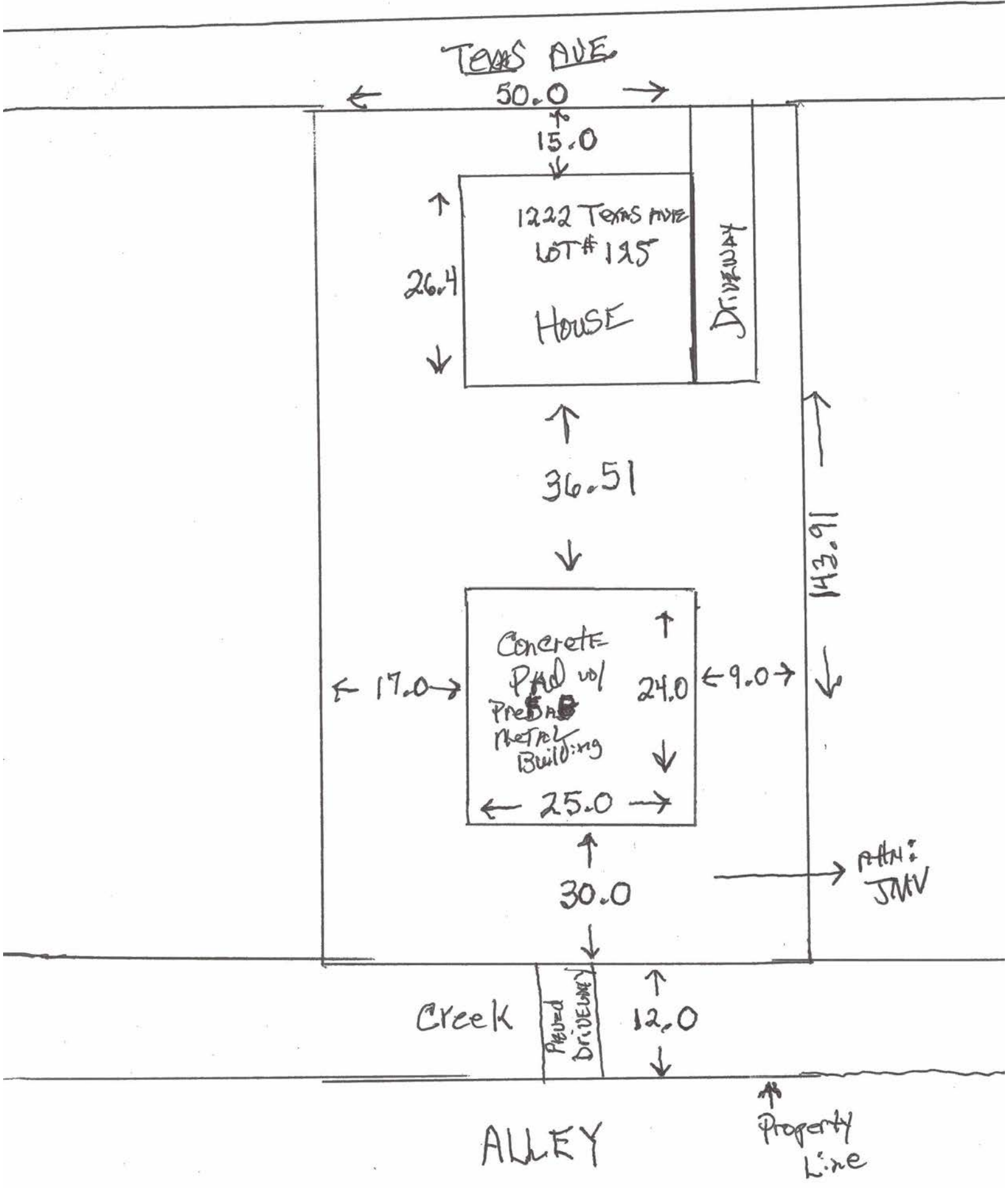
ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL:
FEE 2:		
FEE 3:		

Revised Drawing 1



* AHA: Tim Marcum

R&R Buildings Requires

A 4 inch Slab But Im

Doing Monolithic That will Be

10 inches around Border Edges

of Slab. Also Attached is

The Manufactures Brochure

(will Be Anchored with

8 inch Bolts)

On The Brochure The

Building is X'd

of The Building TO

Be Installed.

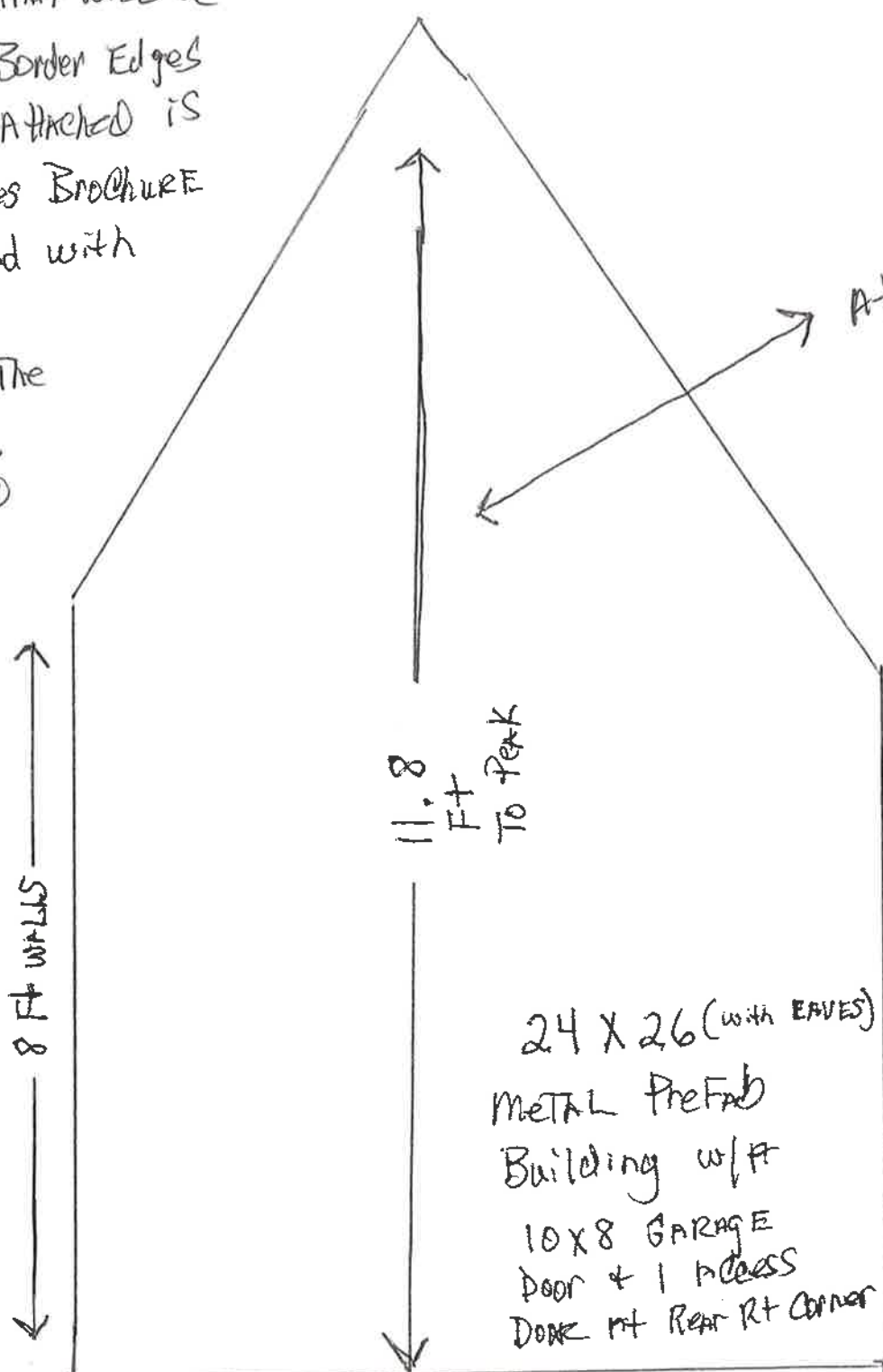
RYAN TIERL

Concrete Finishers

IS Doing My

Concrete

Ph # (865) 469-1232



AHA: JVM

11.8 FT TO PEAK

8 FT WALLS

24 X 26 (with EAVES)
METAL Prefab
Building w/ a
10 X 8 GARAGE
Door + 1 Access
Door at Rear Rt Corner

4 inches

anchored with 8" leg bolts

6 inches under Ground Monolithic Pad

TOTAL of 10 inches Around Edges

10 inches on Edges

Email: terrylay@randrbuidings.com
 web: www.randrbuidings.com
 Fax: 865.687.8333



Terry Lay
865.323.6767

4780 Western Ave • Knoxville, TN 37921

QUALITY IS OUR FIRST PRIORITY

FULLY ENCLOSED GARAGES

12' to 24' Wide - 9' To 16' Height

BOXED EAVE



VERTICAL



* Note: Prices For Enclosed Units Only. Starting with a side height of 9' Doors and Windows Not Included.

16' - 16' HT REQUIRES
 A TELESCOPIC
 FORKLIFT

* LAND MUST BE LEVEL PRIOR TO THE INSTALLATION OF THE BUILDING *

ALL BUILDINGS INCLUDE:
 -29 Gauge Roofing
 -Braces on Every Leg 8' or Taller
 -5' Centers
 -Cement Anchors
 Units 9'-11' Tall Certified 140mph/30psf (on Cement Only)

1 Year Workmanship Warranty
 On All Buildings (Limited)

Frame is 1ft Shorter Than
 Roof Length On All Buildings.

20 YEAR Limited Rust Through Warranty on:
 -Panels for Vertical Roofs Up to Any Length
 -Regulars and Boxed Eaves up to 31'
 -Framing 12ga. 2 1/4"

10 year warranty on 14ga. 2 1/2" Framing

Standard Heights 9'-14'

12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$2,955	\$3,275	\$3,685	\$4,105	\$4,415
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$3,350	\$3,670	\$4,180	\$4,630	\$5,010
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$3,735	\$4,055	\$4,665	\$5,145	\$5,595
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$4,090	\$4,410	\$5,120	\$5,640	\$6,050

Standard Heights 9'-16'

12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$3,055	\$3,375	\$3,785	\$4,205	\$4,615
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$3,550	\$3,895	\$4,355	\$4,825	\$5,285
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$4,035	\$4,405	\$4,915	\$5,435	\$5,945
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$4,490	\$4,885	\$5,445	\$6,015	\$6,575

Standard Heights 9'-16'

12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$3,255	\$3,575	\$3,985	\$4,505	\$4,815
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$3,800	\$4,145	\$4,605	\$5,200	\$5,535
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$4,335	\$4,705	\$5,215	\$5,885	\$6,245
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$4,840	\$5,235	\$5,795	\$6,540	\$6,925
12 x 41	18 x 41	20 x 41	22 x 41	24 x 41
\$5,465	\$5,885	\$6,495	\$7,315	\$7,725

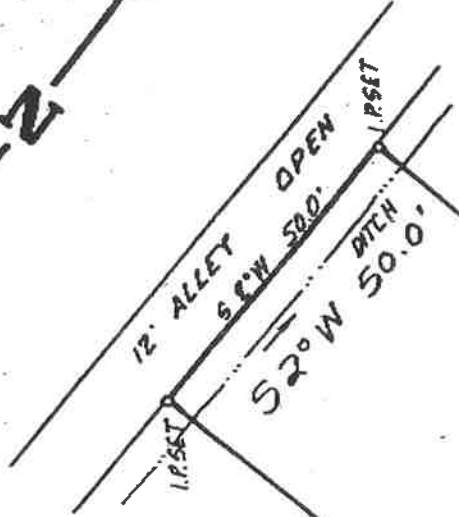
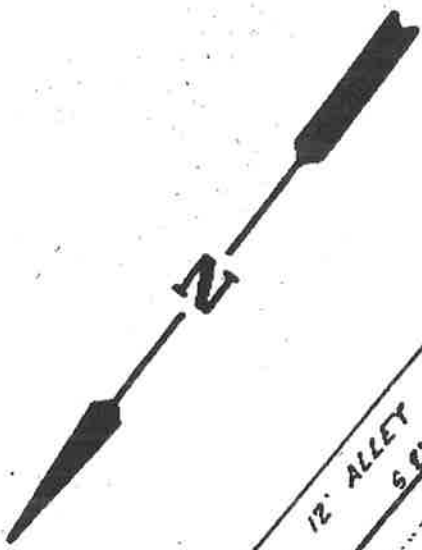
Buildings over 36 feet long must be vertical roof style.



Certified 140/30 14ga Upgrade
 Braces On All Legs, MHA (Ground) or Asphalt
 9'-11' Single Leg, Single Base Rail.
 12'-14' Single Leg, Single Base Rail, Reinforced.
 15'-16' Double Leg, Double Base Rail. (see back for details)

www.carolinacarports.com

American Built



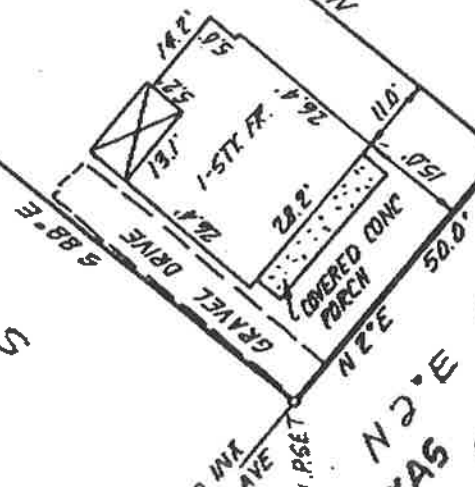
125
0.165 AC

143.91'
143.91'

N 88° W
M = 88 N

143.91'
126
143.91'

S 88° W
M = 88 E



650' TO INK
HEIG KELL AVE

N 2° E 50.0'
TEXAS
150' RING
AVE.

120' TO PL. INK
BURNSIDE ST

RD T. DA