



Staff Report

Infill Housing Design Review Committee

File Number: 12-B-20-IH

Meeting: 12/16/2020
Applicant: Bill Terry Knoxville Habitat for Humanity
Owner: Knoxville Habitat for Humanity

Property Information

Location: 3312 Thomas St. **Parcel ID** 81 I Q 016
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

Proposed new construction on two approximately 40' wide lots. Rectangular house will measure 44' wide by 30' long and be centered on the lot, with the front porch set approximately 22' from the front property line and the primary house set 30' from the property line. The house features an 8' deep and 16' wide front porch centered on the façade (southwest elevation), connected to the street with a concrete walkway.

Access is provided by a 12' wide by 57.55' long concrete driveway extending off the alley to the rear of the property.

The house features a 5/12, side-gable roof clad in asphalt shingles. The exterior is clad in 4.5" Dutch lap vinyl siding and the foundation is clad in stucco. Windows are one-over-one, double-hung vinyl.

Façade (southwest) features a centrally located door, accessed by a 4' wide stair, flanked by two one-over-one, double-hung windows. The porch features a 5/12 front-gable roof supported by tapered columns on brick piers. The porch gable is clad in vinyl shingles. Two windows are located on the outside bays, with the rightmost window as a smaller, square window. A secondary entry is centered on the left elevation, with one additional one-over-one, double-hung window to the left. One window is proposed for the rear elevation, and one is proposed for the right elevation.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

1. Front Yards

- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
 - When several infill houses, porches and the habitable portion of each house should be about the same distance from the street as the original houses.
 - A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should be perpendicular to the street.
 - Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.
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2. House Orientation and Side Yards

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.
- On lots greater than 50' in width, consider re-creating the original lot size.

3. Alleys, Parking, and Services

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations.
- On streets without alleys, garages or parking pads should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- On those streets which have alleys, driveways should not be permitted from the front of the house.

4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to the other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- New foundations should be about the same height as the original houses in the neighborhood.

5. Porches and Stoops

- Porches should be part of the housing design in those neighborhoods where porches were commonplace.
- Porches should be proportional to original porches on the block, extending about 8-12' toward the street from the habitable portion of the house.
- Porches should extend into the front yard setback, if necessary, to maintain consistency with similarly sited porches along the street.
- Porch posts and railings should be like those used in the historic era of the neighborhood's development.

6. Windows and Doors

- When constructing new houses, the windows and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front façade of an infill house should be located in similar proportion and position as the original houses on the block.
- Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
- Contemporary windows such as "picture windows" should not be used in pre-World War II neighborhoods.

7. Roof Shapes and Materials

- New roofs should be designed to have a similar pitch to original housing on the block.
- More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Infill neighborhoods.

8. Siding Materials

- Clapboard-like materials should be used in constructing new housing where painted wood siding was traditionally used.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses.

11. Landscape and Other Considerations

- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25' or more in depth to the front of the house.

Comments

1. Per 8.7.E, a COA is required for any request for subdivision approval within the IH Overlay District. The Design Review Board has the responsibility of reviewing and approving new lot dimensions and setbacks for conformance with the Heart of Knoxville Infill Housing Design Guidelines. Typically, the subdivision and plat review and approval precede the approval of new construction on the lots. The City Homemaker program requires Infill Housing approval prior to final sale of the lots; subdivision and plat review will return to the DRB for review.

2. The new house is proposed to be placed on the center of two combined lots, with equal side setbacks of 18' and a front setback of 22' from the front porch to the property line and 30' from the primary house to the property line. Per KGIS, the average front setback of the block is 18.4 feet. However, there are substantial discrepancies in front property lines between the tax assessor's parcels and the ward map. Front setbacks should be verified to be consistent with the original houses on the block when the subdivision plat is reviewed by the DRB. The site plan includes a walkway to the street.

3. The design guidelines note that the "typical city lot prior to 1930 was 50 feet wide. This dimension led to the development of houses which were relatively narrow and had substantial depth. Toward the mid-twentieth century, the increase in lot width was reflected by the development of the Ranch house."

This block of Thomas Street has an eclectic mix of contemporary infill construction, some Minimal Traditional or transitional Ranch houses, and some highly modified Craftsman-style houses. There are at least five lots wider than 50' wide on the block, including both older houses and new construction previously reviewed by the Infill Housing Review Committee (in 2016 and 2017). Combining two lots reduces the block's capacity for buildable lots and additional housing. In the context of this specific block, it is not inappropriate.

4. Parking and access from the rear alley meets the design guidelines. Parking should meet City Engineering standards and incorporate landscaping as screening.

5. The proposed house is a Ranch-style house, with a simple rectangular form and a side-gable roof. The front façade is wider than the oldest houses on the block, though the block does feature primarily modified historic houses (Craftsmans and Minimal Traditionals with substantial side additions) and contemporary infill houses with similar façade widths. The one-story height on a raised foundation is appropriate for the context. The foundation should be verified to be consistent in height with original houses in the neighborhood.

6. The proposed 8' deep, 16' wide front porch meets the design guidelines in proportions, placement, and materials. The tapered piers on brick columns demonstrates a Craftsman influence.

7. Guidelines encourage paying attention to window placement and the ratio of solid (the wall) to void (the window and door openings), and that façade windows and doors incorporate similar proportion and placement to original houses on the block. Additional windows should be incorporated on the rear and side elevations, and façade windows should be revised to be symmetrical (with the rightmost window reflecting the same size as the left). The Board may also choose to discuss the placement of the interior windows on the front porch.

8. The design guidelines encourage new roofs to have a similar pitch to original housing on the block. The proposed 5/12 pitch is significantly more shallow than historic properties. Eave overhangs should be incorporated to add visual interest and complexity.

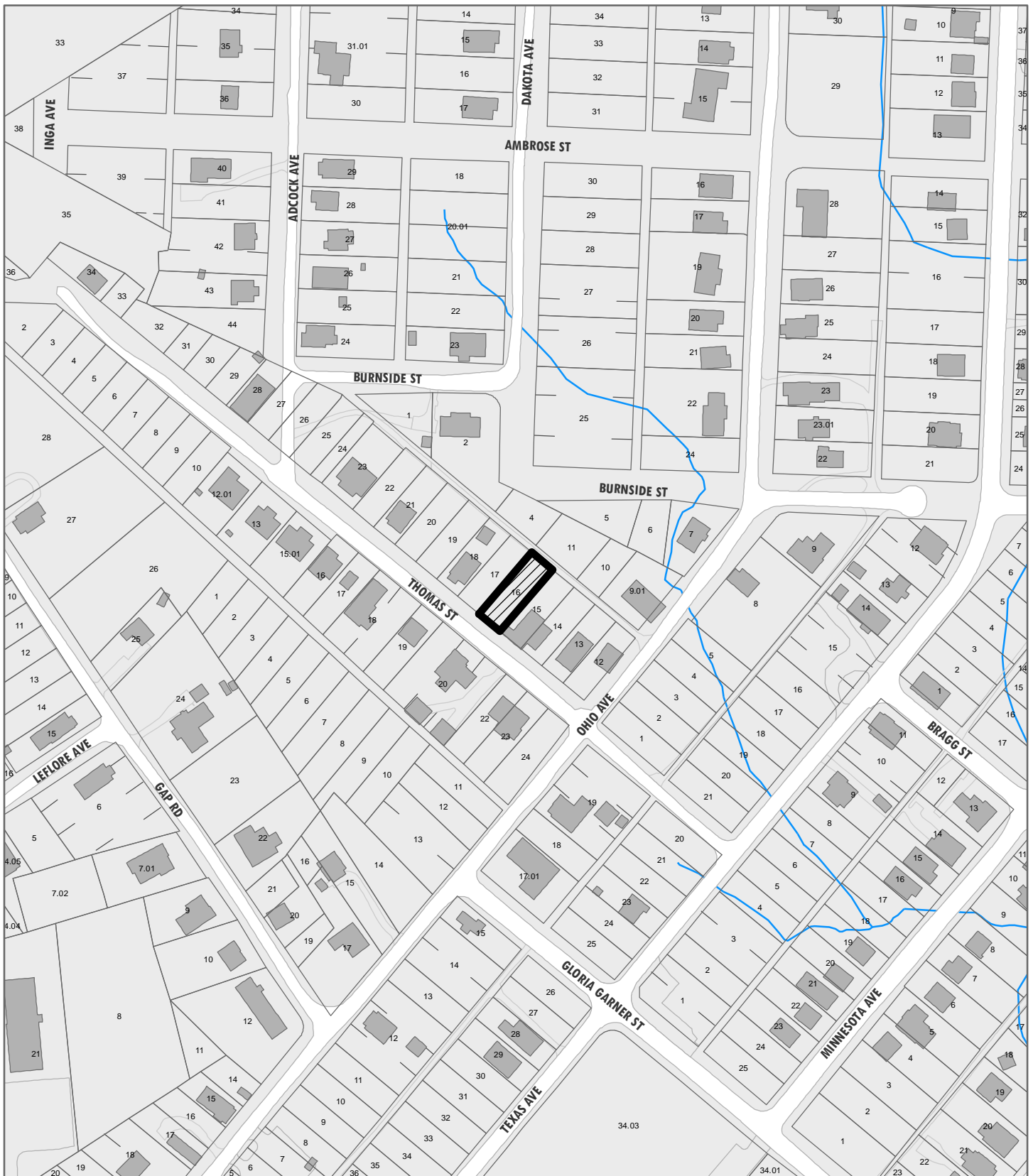
9. Vinyl horizontal siding, an asphalt shingle-clad roof, and a stuccoed foundation meet the design guidelines. The design should incorporate lap siding with an overlap instead of Dutch lap to better reflect historic siding patterns.

10. The application includes the planting of dogwood trees in the front and rear lots to meet design guidelines.

Recommendation

Staff recommends approval of Certificate 12-B-20-IH, with the following conditions:

- 1) DRB review and approval of the plat showing the combined lots;
- 2) confirmation of the house's front setback to be consistent with the original houses on the block;
- 3) incorporation of additional windows on rear and side elevations;
- 4) revision of patterns and placement of façade elevation windows;
- 5) revision of roof pitch to be more steep to meet design guidelines; and
- 6) use of horizontal lap siding instead of Dutch lap or flush panels to better reflect historic siding patterns



12-B-20-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

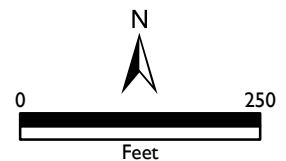
Applicant: Bill Terry Knoxville Habitat for Humanity

INFILL HOUSING REVIEW BOARD



3312 Thomas St.
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)

Knoxville Habitat for Humanity

Applicant

11/18/2020

Date Filed

12/16/2020

Meeting Date (if applicable)

12-B-20-IH

File Number(s)

CORRESPONDENCE

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

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Knoxville Habitat for Humanity

Name

- Bill Terry

Company

1501 Washington Ave.

Address

Knoxville Tn

City

State

37917

Zip

865-523-3539

Phone

bterry@khfh.com

Email

CURRENT PROPERTY INFO

Same

Owner Name (if different from applicant)

Owner Address

Owner Phone

3312 S Thomas Street

Property Address

081 I 2016

Parcel ID

Lonsdale

Neighborhood

RN-2 / IH

Zoning

AUTHORIZATION

[Signature]

Staff Signature

Michael Reynolds

Please Print

11/18/2020

Date

Amanda Thomas

Applicant Signature

Amanda Thomas

Please Print

11/18/2020

Date

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: 4 bedroom, 2 bath single family residence on concrete slab with vinyl siding.

STAFF USE ONLY

ATTACHMENTS

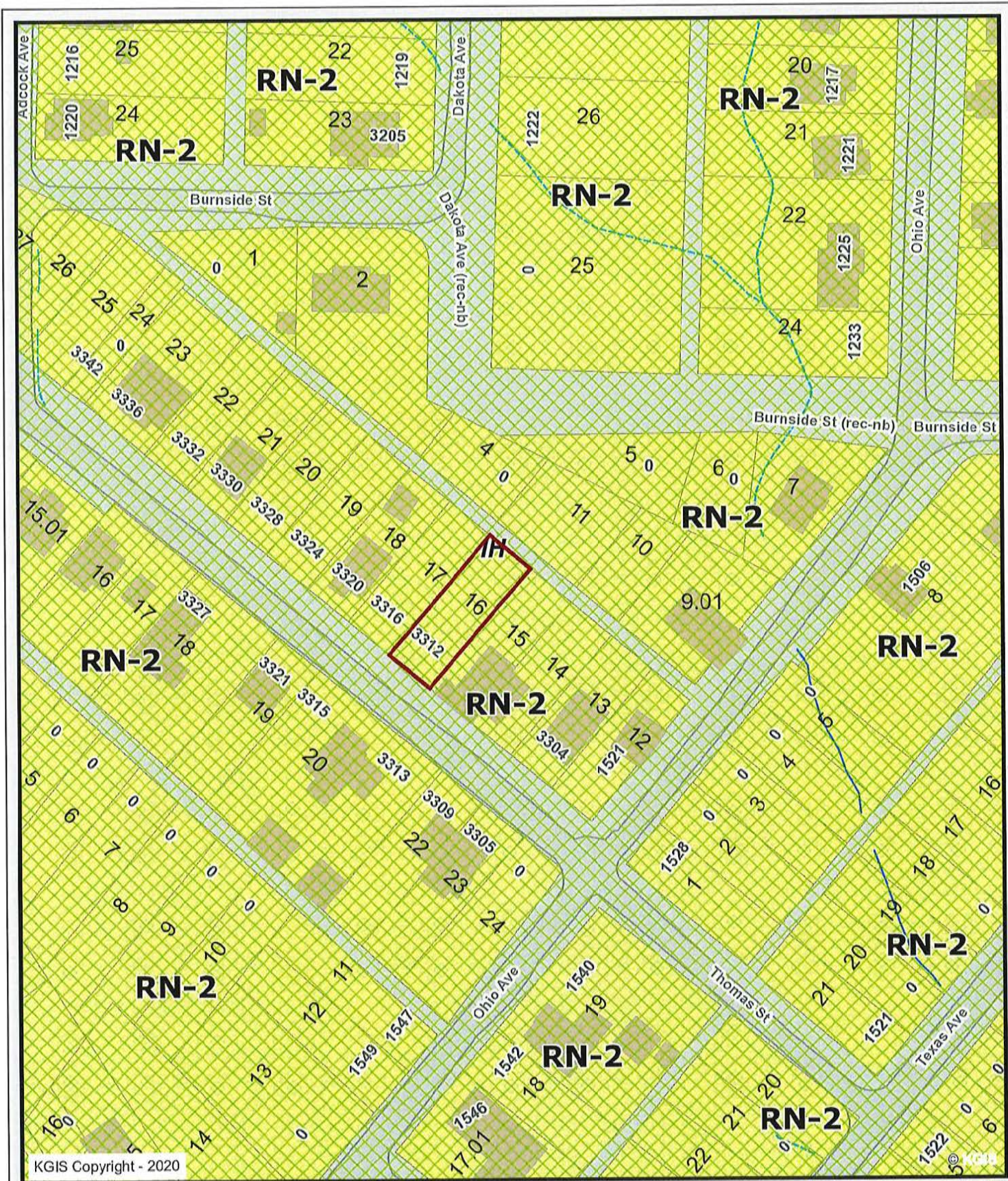
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

FEE 1:	\$250	TOTAL: \$250
FEE 2:		
FEE 3:		



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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

Printed: 11/18/2020 at 11:15:42 AM

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NOTE:

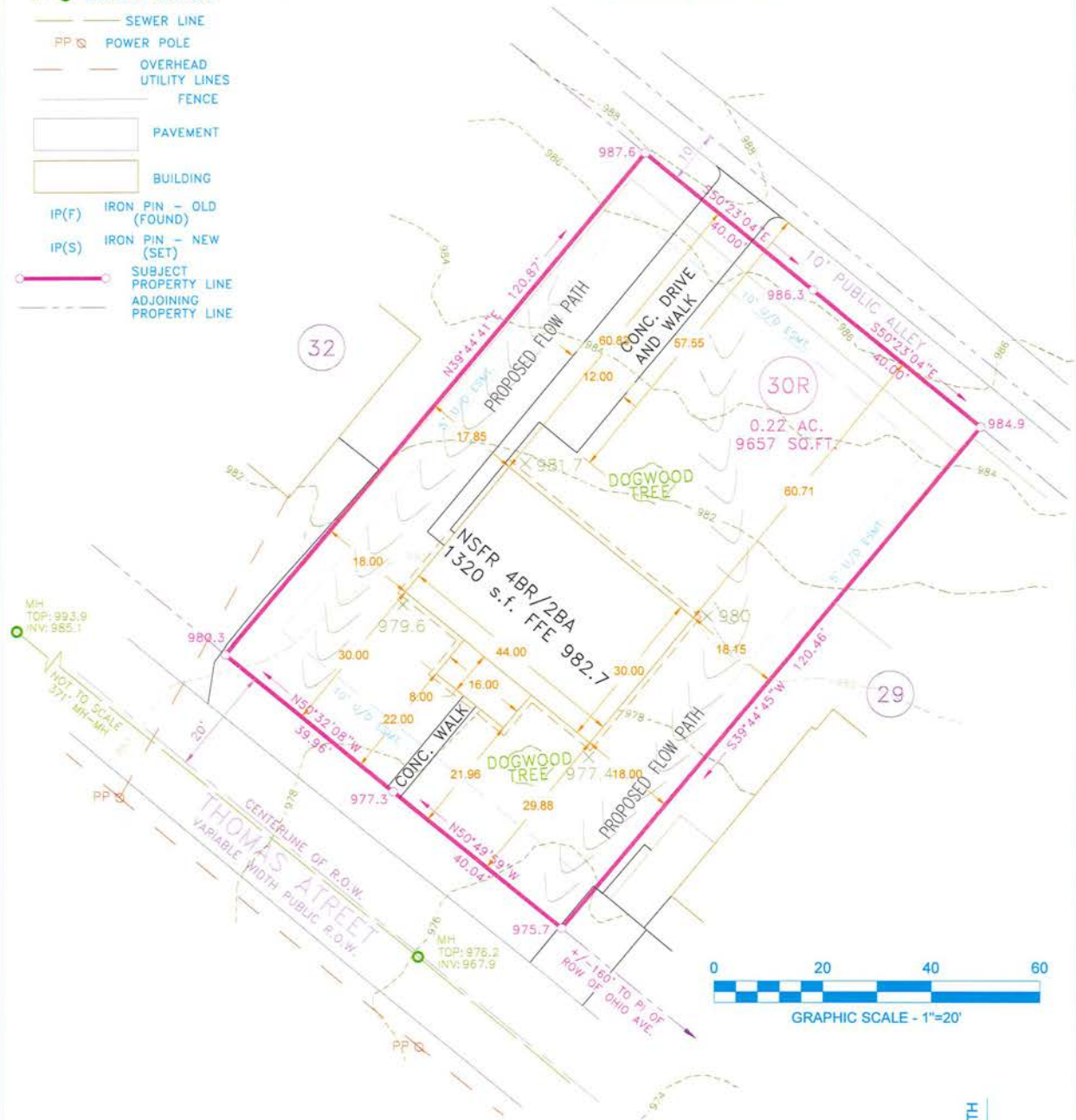
- THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD OBSERVED INFORMATION AND EXISTING DRAWINGS. THE PREPARER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED, THE PREPARER FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE PREPARER HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

NOTES:

- SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SITE PLAN IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS PREPARER, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- PROPERTY IS ZONED: "RN-2" WITH "IH". PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
- ELEVATIONS ARE BASED ON THE NAVD88 DATUM.
- CONTOURS SHOWN HEREON ARE AS PER STATE LIDAR DATA.

LEGEND OF SYMBOLS

- MH SANITARY MANHOLE
- SEWER LINE
- PP POWER POLE
- OVERHEAD UTILITY LINES
- FENCE
- PAVEMENT
- BUILDING
- IP(F) IRON PIN - OLD (FOUND)
- IP(S) IRON PIN - NEW (SET)
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE



PROPOSED SITE PLAN FOR KNOXVILLE HABITAT FOR HUMANITY

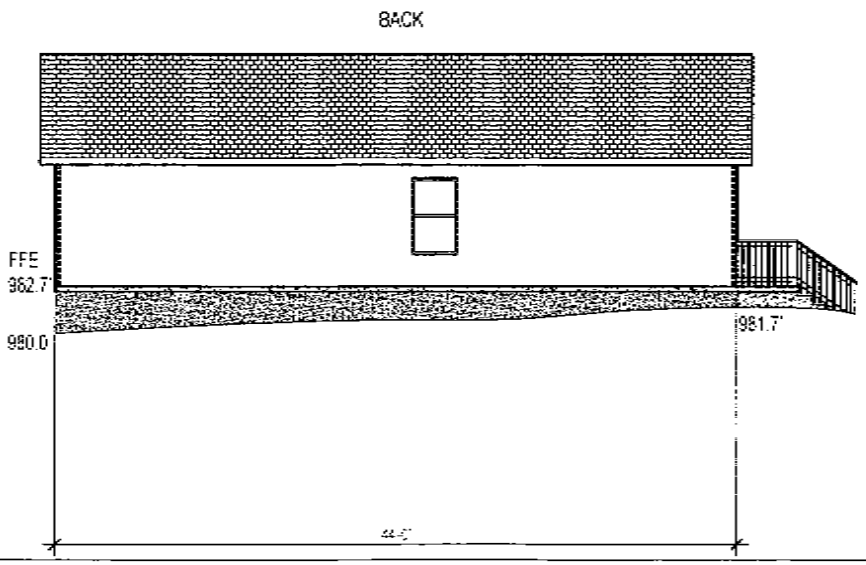
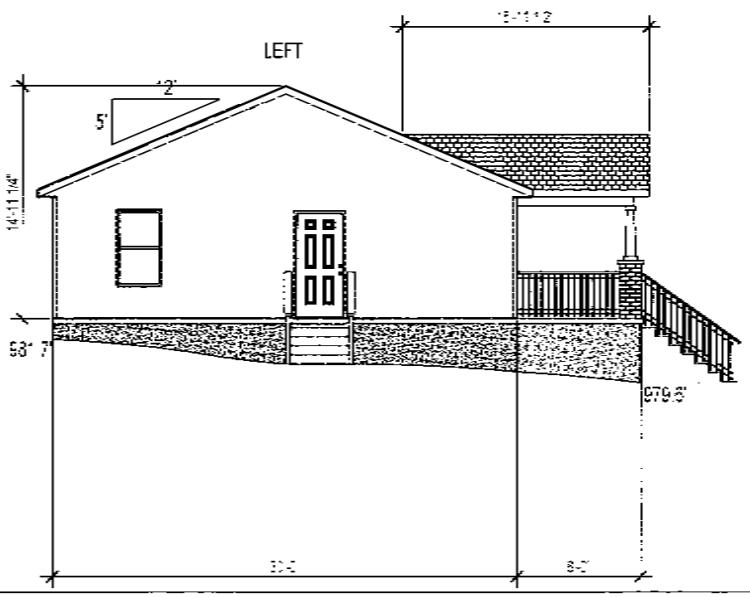
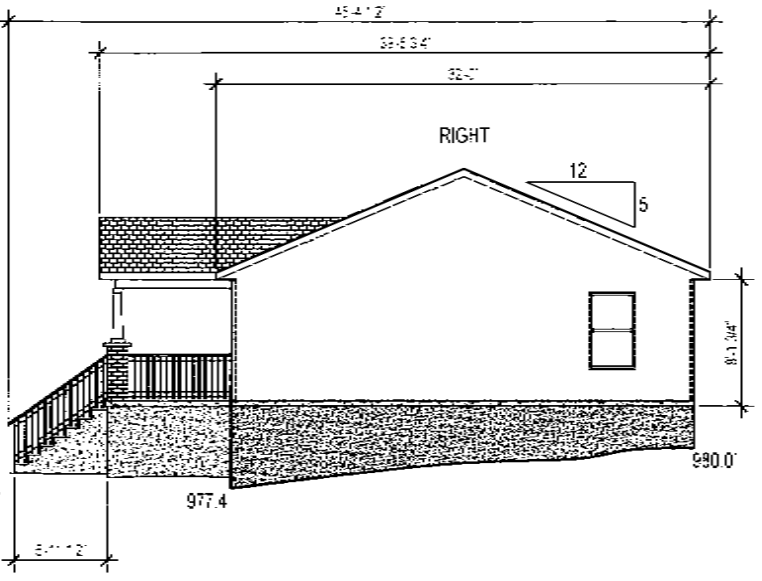
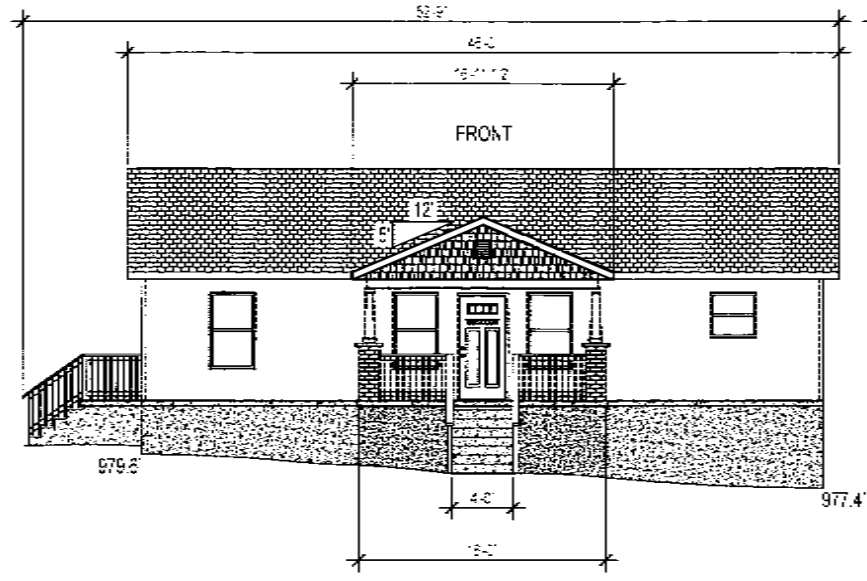
SITE PLAN FOR _____
 DISTRICT 5 COUNTY KNOX CITY KNOXVILLE WARD 19 STATE TN
 LOT NO. 30-31 BLOCK 4 IN LONSDALE LAND CO. ADD.
 ADDRESS THOMA STREET
 PLAT REFERENCE 19030101000000
 DEED REFERENCE 201006180078982
 TAX MAP 0811 GROUP Q PARCEL 016 & 017
 CITY BLOCK NO. 19103 SCALE 1"=20'
 DATE 10/04/2020 REVISION DATE -
 CENSUS TRACT NO. 28 DRAWN BY MJD
 BEARING BASE GRID NORTH

12-B-20-IH

SMLS DWG NO. 200087SP



3312-3316 THOMAS STREET
KNOXVILLE, TN 37921



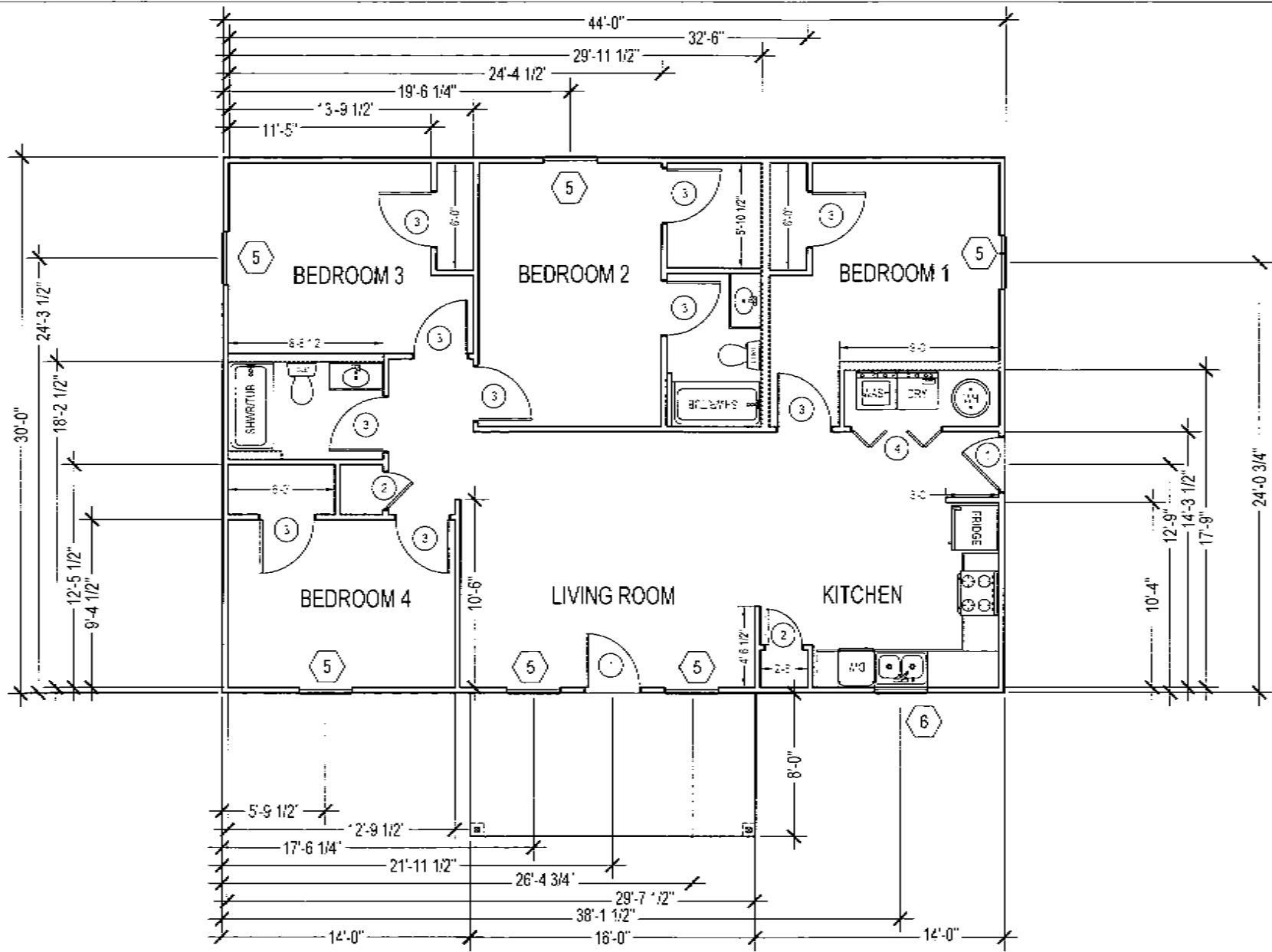
PROJECT # : -
 HOUSE LDR : TONY C.
 DATE : 11-09-2020
 DRAWN BY : STEVE HALL
 CHECKED BY : -
 SCALE : 1/8" = 1'-0"
 REVISION DATES:
 1 - -
 2 - -

- ELEVATION PLAN KEYNOTES
1. Weathered Wood Architecture Siding
 2. Double 4.5" Outer Lap Vinyl Siding
 3. 7.5" Soft Shakes Vinyl Siding
 4. Stucco Finish Under Block Foundation
 5. Window Brims 3055 & 6030

ELEVATION PLAN



3312-3314 THOMAS ST.
KNOXVILLE, TN 37921



PROJECT # :	602
HOUSE LCR :	TONY C.
DATE :	11-08-2020
DRAWN BY :	STEVE HALL
CHECKED BY :	-
SCALE :	3/16" = 1'-0"
REVISION DATES	

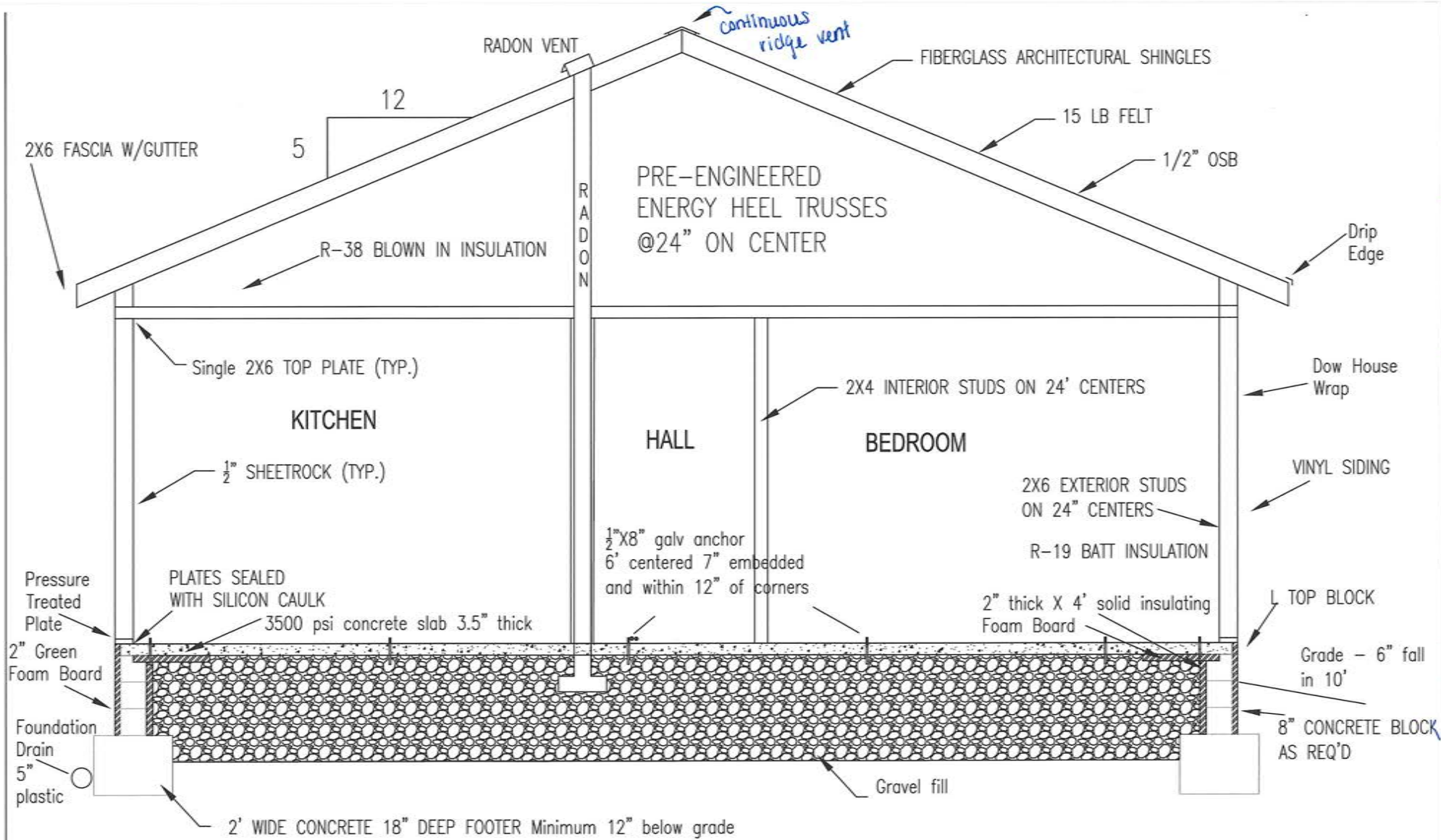
FLOOR PLAN KEYNOTES

1. DOOR LAMBS ARE TYP 4' x 2' UNLESS NOTED OTHERWISE
2. CLOSET DOORS ARE TYP CENTERED ON WALL IN ROOM UNLESS NOTED OTHERWISE

SYMBOLS

(1)	3-0 EXT DOOR
(2)	2-0 INT. DOOR
(3)	3-0 INT. DOOR
(4)	5-0 BIFOLD
(5)	3-0X5-0 WDW
(6)	3-0X3-0 WDW
	2x6 INT. WALL

SHEET NAME
FLOOR PLAN



KNOXVILLE HABITAT FOR HUMANITY, INC

Typical Slab Foundation Knoxville Habitat for Humanity HOUSE CROSS-SECTION

Date: 4.2.2019

DPM

12-B-20-IH