

Staff Report

Infill Housing Design Review Committee

File Number: 12-C-20-IH

Meeting: 12/16/2020

Applicant: JD Jackson SEEED Inc. **Owner:** JD Jackson SEEED Inc.

Property Information

Location: 1122 Texas Ave. Parcel ID 81 | D 036

Zoning: RN-2 (Single-Family Residential Neighborhood)

District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

The proposed new house measures 30' wide by 38' long and is centered on the lot, with side setbacks of 10' each and a proposed front setback of 25' from the house's main massing to the front property line. The house features an 8' deep by 20' wide front porch which projects from the left side of the façade, accessible by a concrete walkway which extends to the street.

Access is provided by an 18' wide concrete parking pad which is accessible from the rear alley.

The house features a front-gable roof with a 6/12 pitch, clad in dimensional shingles; an exterior of vinyl lap siding; and a stuccoed foundation. The 6/12 front-gable porch roof features a gable field clad in vinyl shingles, and 8" by 8" square wood column supports. Windows are all one-over-one, double-hung.

The façade (west) features a centrally-located, Craftsman- style door flanked by two one-over-one, double-hung windows. The left (north) elevation features two one-over-one, double-hung windows. On the rear (east) elevation, a 4' by 5' wood deck leads to a secondary access door. Another secondary entry is located on the right (south) elevation, accessible by another 4' by 5' wood deck.

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.

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.

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.
- Poches 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

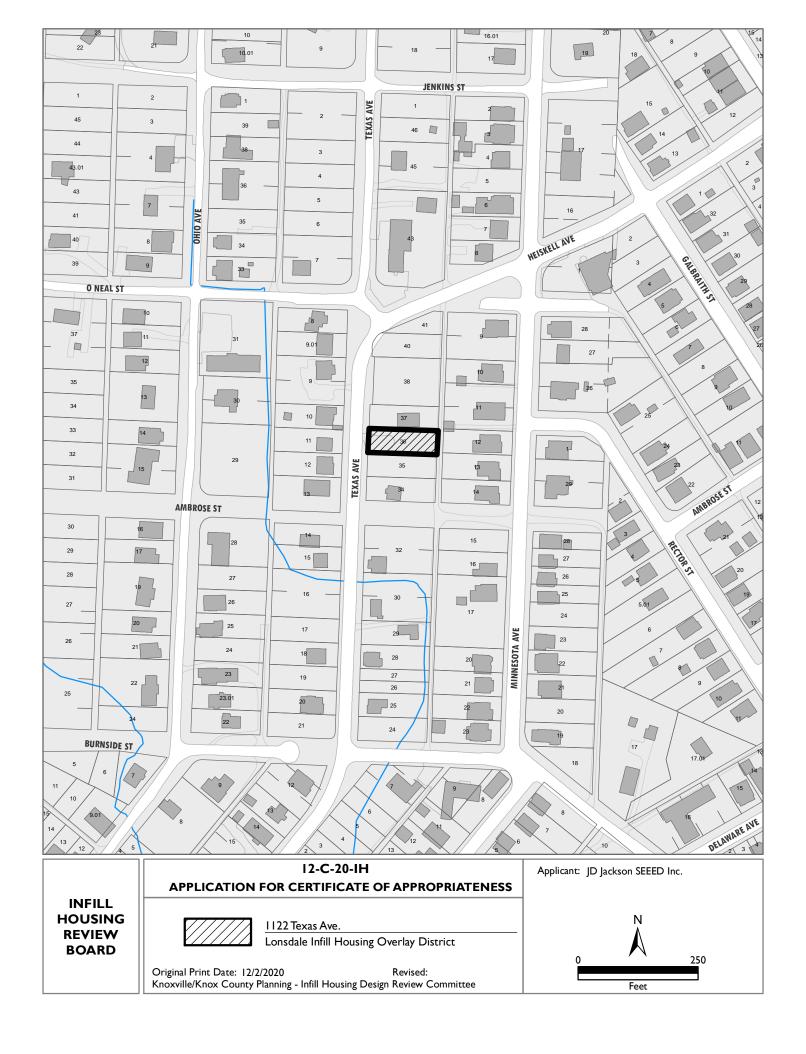
- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25' or more in depth to the front of the house.

Comments

- 1. The new house is proposed to be set 25' from the front property line, with an 8' front porch set 17' from the front property line. The adjacent property is not a strong reference for the block's historic layout, as it is set substantially back from the street and turned at an angle. The proposed 25' front setback will be consistent with historic and appropriate infill properties across the street, and will set a good pattern for the remaining undeveloped lots on the property. Placement of the house will create a consistent front yard space with the surrounding context. The house incorporates a walkway from the street to the front door, perpendicular to the street.
- 2. While the block to receive new construction does not retain significant historic integrity from which to draw context, the block across the street demonstrates relatively consistent historic houses and setbacks. The proposed new house is proportional to the lot, demonstrates consistent side yard setbacks, and is compatible with the placement of historic houses on surrounding blocks.
- 3. The application includes a parking pad accessible from the alley to the rear of the property. Parking should meet City Engineering standards and be screened with landscaping. Per City Engineering, the final site plan should show a 10' wide minimum driveway connection to the alley, provide parking for at least two vehicles, with a combined driveway/parking pad measuring at least 18' by 18'. The parking area can be gravel, if contained by landscape timbers or similar, or paved concrete.
- 4. The 30' wide front façade is proportional to the house's surrounding context. The modest one-story residence with a projecting front-gable porch demonstrates a comparable massing to the surrounding context. The 2' tall foundation is appropriately sized to be compatible with nearby historic houses.
- 5. The proposed design incorporates an 8' deep, 20' wide, front-gable roof porch which meets the design guidelines. The simple 8" by 8" columns and square wood pickets are proportional for the house.
- 6. Overall, the window and door placement and design meet the design guidelines. The house contains sufficient windows on each elevation to reflect historic ratio of solids to voids, and the façade is comparable to historic façade patterns.
- 7. While the 6/12 roof pitch is shallow compared to high-style historic designs, the proposed pitch is not out of context with the surrounding blocks. The house should incorporate eave overhangs and a dark shade of dimensional shingles.
- 8. Vinyl lap siding and a stuccoed foundation meet the design guidelines for materials. The design should incorporate clapboard-style siding instead of Dutch lap or flush panels to better reflect historic siding patterns.
- 9. The final site plan should show a native or naturalized shade tree to be planted in front and rear yards to meet design guidelines for landscaping.

Recommendation

Staff recommends approval of 12-C-20-IH as submitted, with the following conditions: 1) parking to meet City Engineering standards; 2) use horizontal lap siding instead of Dutch lap to better reflect historic siding patterns; 3) incorporate one native or naturalized shade tree in front and rear yards to meet design guidelines.



Planning KNOX YOUNTY

DESIGN REVIEW REQUEST

DOWNTOWN DESIGN (DK)
HISTORIC ZONING (H)

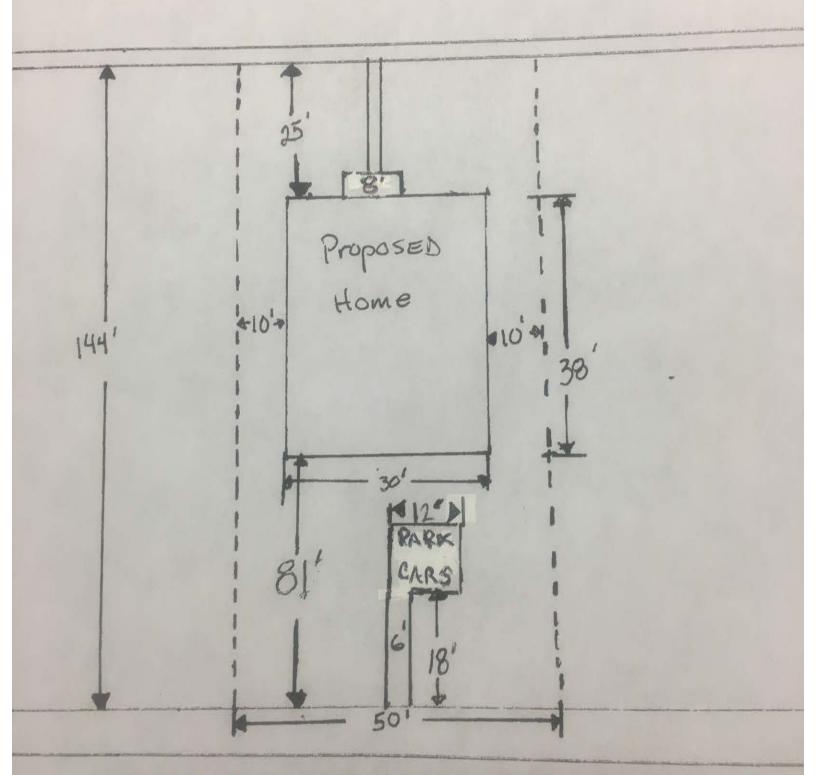
INFILL HOUSING (IH)

SEEED Inc				
Applicant				
11/19/20	12/16/20		12-C-20-IH File Number(s)	
Date Filed	Meeting Date (if applicable)			
CORRESPONDENCE All correspondence related to this applicat	on should be directed to the ap	proved contact listed	d below.	
📕 Owner 🗌 Contractor 🔲 Engineer	☐ Architect/Landscape Arch	itect		
SEEED Inc	SE	SEEED Inc		
Name	Cc	ompany		
1617 Dandridge Ave	Kı	noxville	TN	37915
Address	Cr	ty	State	Zip
865.604.2866	unvainlike7@gmail.com			
Phone	Email			
CURRENT PROPERTY INFO)			
Owner Name (if different from applicant)	Owner Address		0	wner Phone
1122 Texas Ave		081D036		
Property Address		Parcel ID		
Lonsdale				
Neighborhood		Zoning		
AUTHORIZATION				
Lindsay Crockett	Lindsay Crock	ett	1	1.23.20
Staff Signature	Please Print		Đ.	ate
906c-	JD Jackson		1	1/19/20
Applicant Signature	Please Print		D ₁	ate

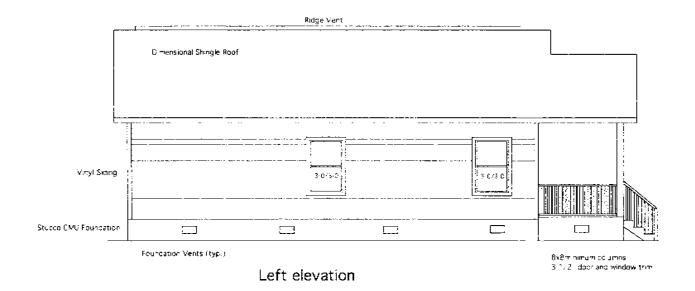
REQUEST Level 1: ☐ \$igns ☐ Alteration of an existing building/structure DOWNTOWN DESIGN Level 2: ☐ Addition to an existing building/structure ☐ Construction of new building/structure ☐ Site design, parking, plazas, landscape See required Downtown Design attachment for more details. □ Brief description of work: Level 1: Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors ☐ Signs Level 2: **HISTORIC ZONING** ☐ Major repair, removal, or replacement of architectural elements or materials ☐ Additions and accessory structures Level 3: ☐ Construction of a new primary building \square Relocation of a contributing structure \square Demolition of a contributing structure See required Historic Zoning attachment for more details. ☐ Brief description of work: Level 1: ☐ Driveways, parking pads, access point, garages or similar facilities ☐ Subdivisions Level 2: INFILL HOUSING ☐ 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: Building new single-family residential unit FEE 1: **ATTACHMENTS** TOTAL: Downtown Design Checklist \$250.00 \$250.00 ☐ Historic Zoning Design Checklist FEE 2: Infill Housing Design Checklist **ADDITIONAL REQUIREMENTS** Property Owners / Option Holders FEE 3:

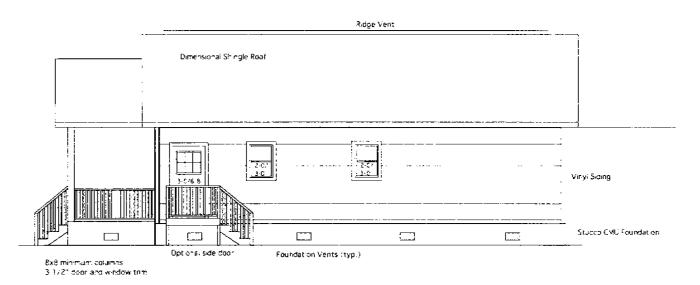
Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

TEXAS AVE

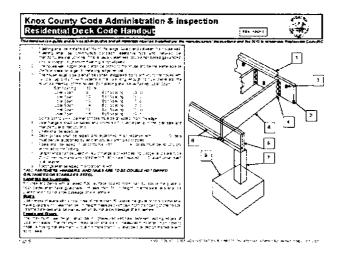


1122 TEXAS AVE





Right elevation

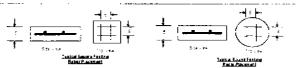


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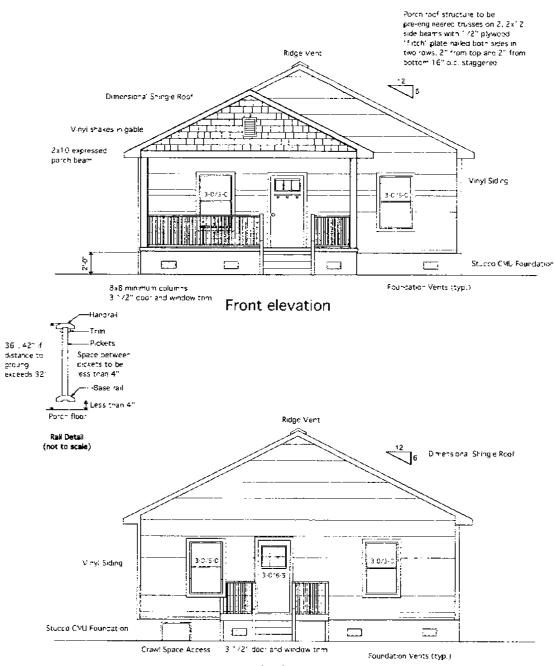
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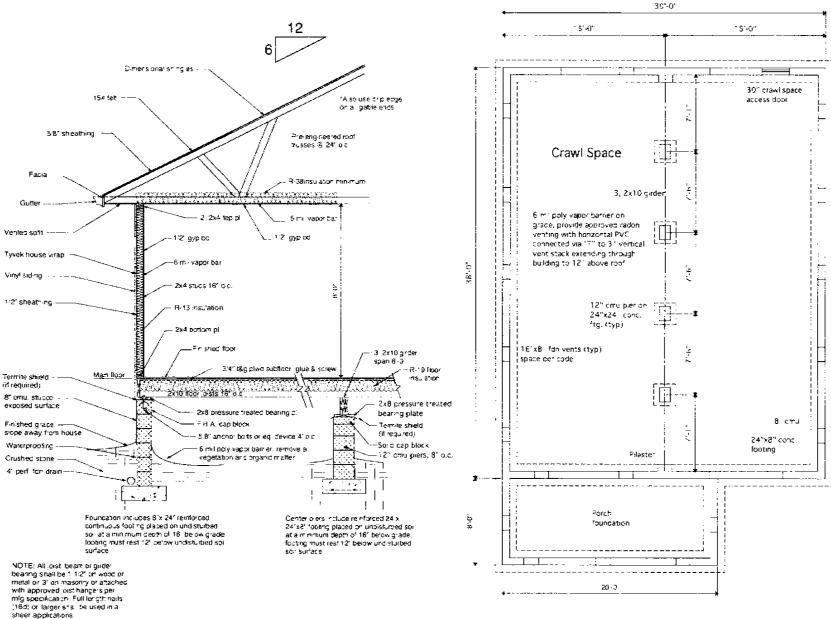
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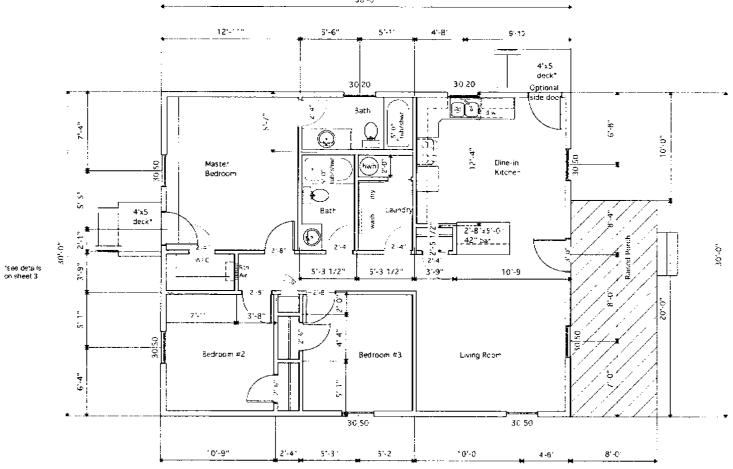


Back elevation



WALL SECTION Scale: 1/2" = 1'-0"





WINDOW AND DOOR HEACERS: All exterior window and door headers to be 2, 2x10s supported by 2x4 cripples each side, continuous to foor

SMOKE ALARMS: 110V, hardwired interconnected battery backup smoke detectors shall be installed in each sleeping room, butside each sleeping room in the immediate vicinity.

