



Staff Report

Infill Housing Design Review Committee

File Number: 11-A-20-IH

Meeting: 11/18/2020
Applicant: Charles D Sherrod City of Knoxville Community Development
Owner: Romero

Property Information

Location: 1719 Connecticut Ave. **Parcel ID** 81 P M 020
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level II Additions Visible from the Primary Street

Rear addition on c.2002 house. Addition will project from the rear left (northwest) elevation of house, set approximately 5' from left side property line. Addition will extend 20' long, with a 7'-9" floor-to-ceiling height, resting on a 2' tall foundation. The existing gable roofline will be stepped down for the addition. The addition will feature an asphalt shingle roof, vinyl siding to match existing, one 6/6 vinyl double-hung window, and a parge-coated CMU foundation. One window is proposed for the left side elevation, with none on the right. An existing storage shed will be relocated for the new addition.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

- New foundations should be about the same height as the original houses in the neighborhood.
 - To respect the privacy of adjacent properties, consider the placement of side windows and doors.
 - Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
 - Clapboard-like materials (such as cement fiberboard) should be used in constructing new housing where painted wood siding was traditionally used.
 - In making an addition, exterior covering and roof materials, doors and windows should be selected that are like those original to the house.
 - Additions should be made to the rear or side of the house.
 - The roofline and roofing materials should complement the original house.
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Comments

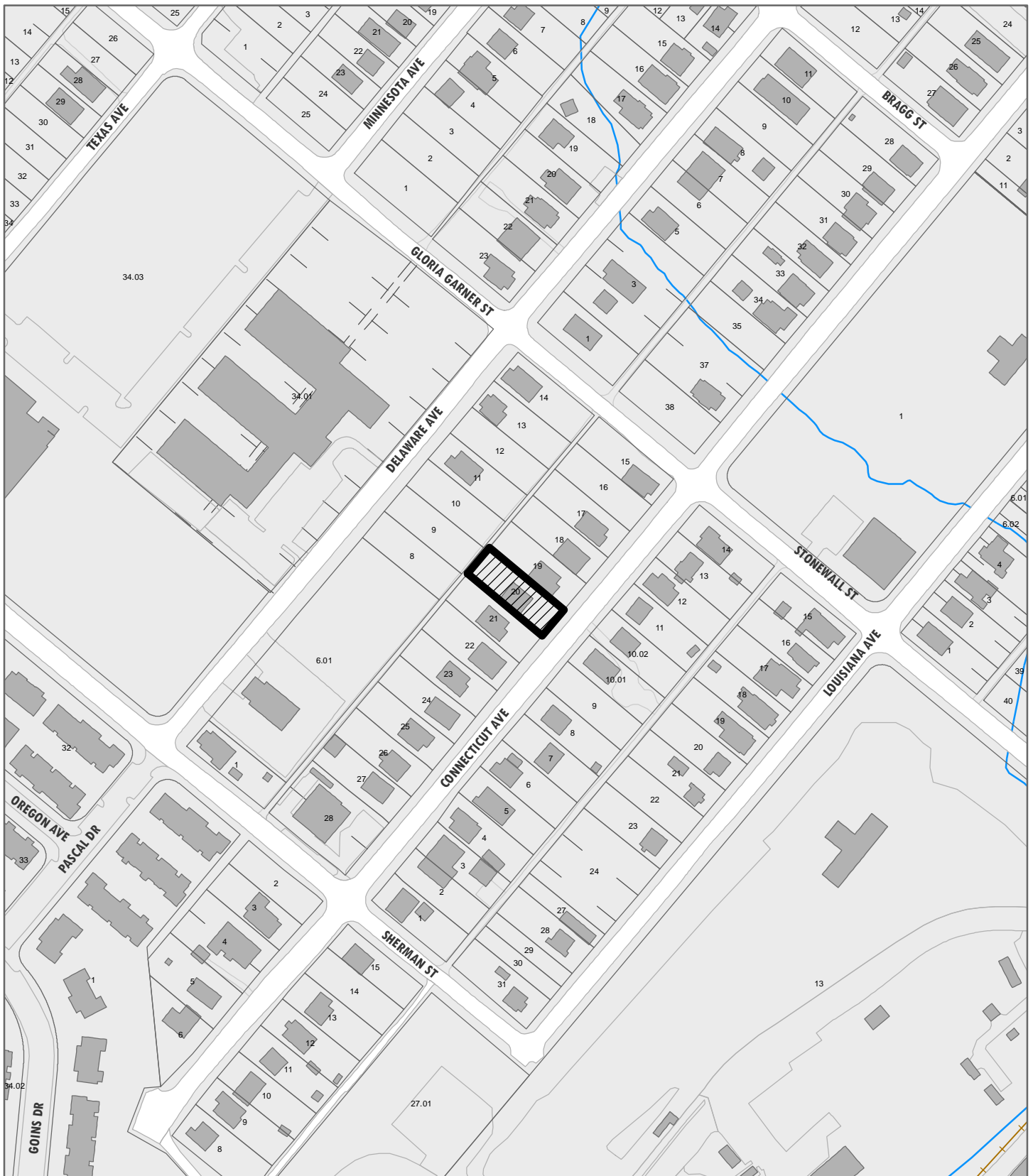
The proposed addition meets the Infill Housing Design Guidelines as it is proposed for a rear elevation; uses exterior cladding, roof materials, doors, and windows similar to the existing house; and uses a roofline which compliments the existing. The 2' tall, parge-coated foundation is appropriate for the house.

The addition will be minimally visible from the public right-of-way. The house to receive the addition dates to c.2002, so the addition will have no effect on any historic design or materials. The stepped-down roofline will sufficiently differentiate the addition from the existing house. An additional window on the right side elevation will

contribute to the ratio of "solids to voids" recommended in the design guidelines.

Recommendation

Staff recommends approval the work as submitted, with the condition that (at minimum) one window be added to the addition's right side elevation, to match size and design of existing windows.



**INFILL
HOUSING
REVIEW
BOARD**

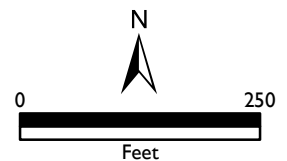
**11-A-20-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1719 Connecticut Ave.
Lonsdale Infill Housing Overlay District

Original Print Date: 11/10/2020
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Charles D Sherrad City of
Knoxville Community
Development





DESIGN REVIEW REQUEST

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

Charles D Sherrod

Applicant

10/06/2020

11/18/2020

11-A-20-IH

Date Filed

Meeting Date (if applicable)

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

Charles D Sherrod

City of Knoxville Community Development

Name

Company

400 Main Street Office 532Q

Knoxville

TN

37901

Address

City

State

Zip

8652152610

csherrod@knoxvilletn.gov

Phone

Email

CURRENT PROPERTY INFO

Bowman

1719 Connecticut Avenue

8659362315

Owner Name (if different from applicant)

Owner Address

Owner Phone

1719 Connecticut Avenue

081PM020

Property Address

Parcel ID

Lonsdale

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

10/6/2020

Please Print

Date

Charles D Sherrod
Applicant Signature

CHARLES D SHERROD

Please Print

10/06/2020
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: Addition of bedroom and bathroom on back of home. _____

STAFF USE ONLY

ATTACHMENTS

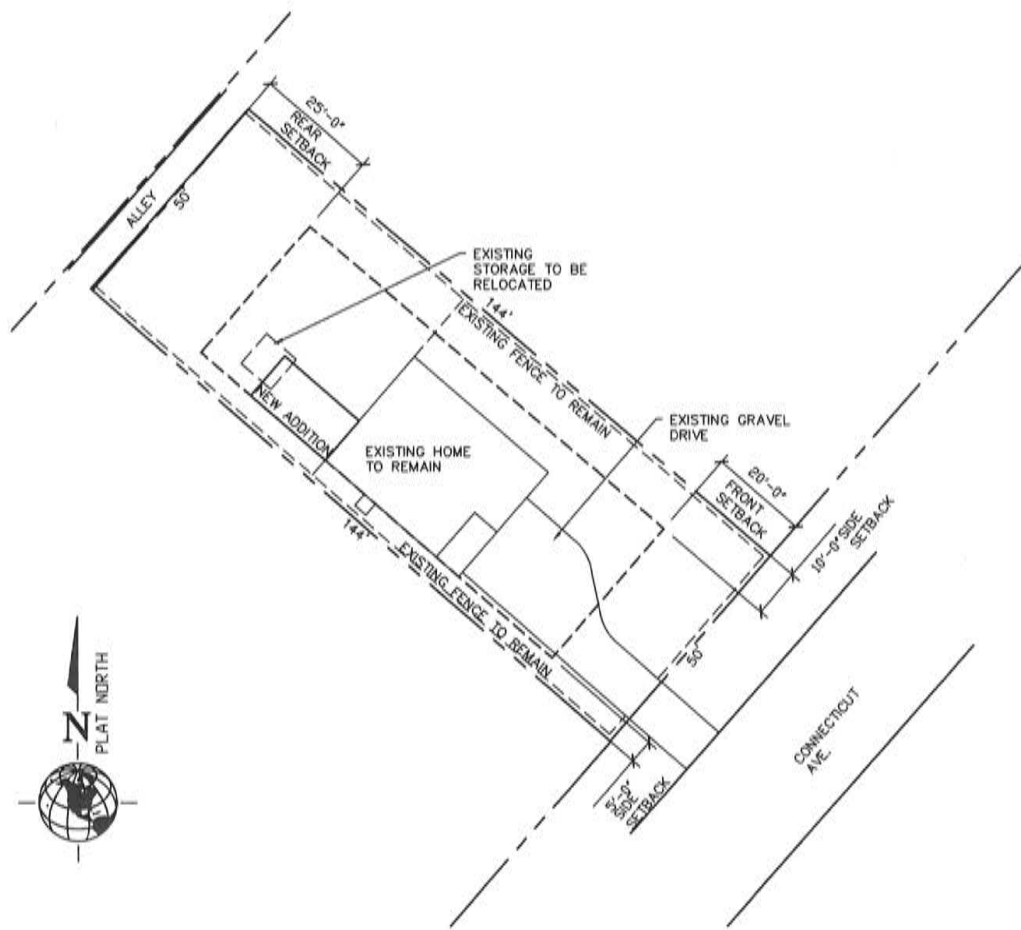
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

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:		



1 SITE DEVELOPMENT PLAN
SCALE: 1"=20'-0"

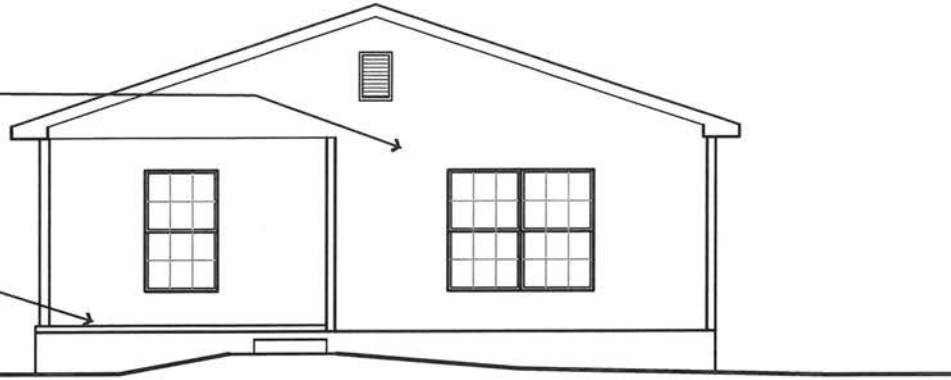
CITY OF KNOXVILLE COMMUNITY DEVELOPMENT 400 MAIN STREET KNOXVILLE, TN 37902 865-215-2120	OWNER OCCUPIED 1719 CONNECTICUT AVE KNOXVILLE, TN REHAB SPEC. DOUG SHERROD	LORSDALE LAND CO P1 081PM020 CITY BLOCK 19531 ZONE RN-2 1H	
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EXISTING FRONT ELEVATION TO
REMAIN

EXIST FRONT PORCH

1 FRONT ELEVATION

SCALE: 3/16"=1'-0"



FRONT VIEW



LEFT SIDE



RIGHT SIDE

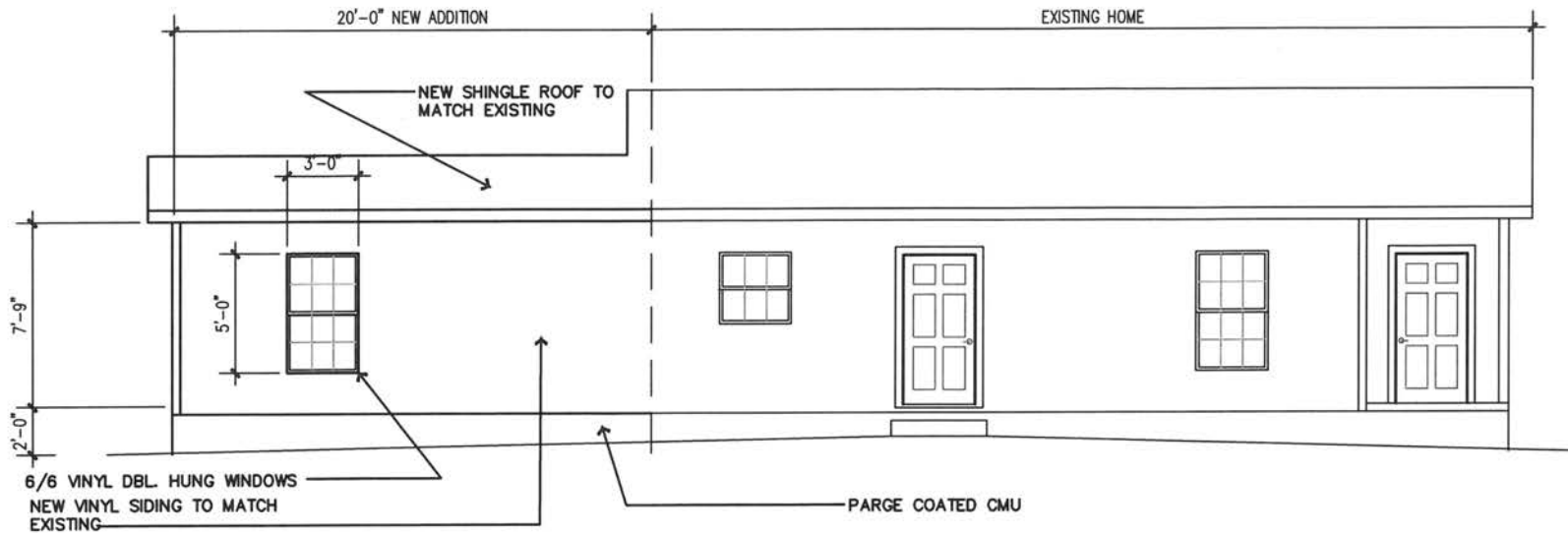


REAR

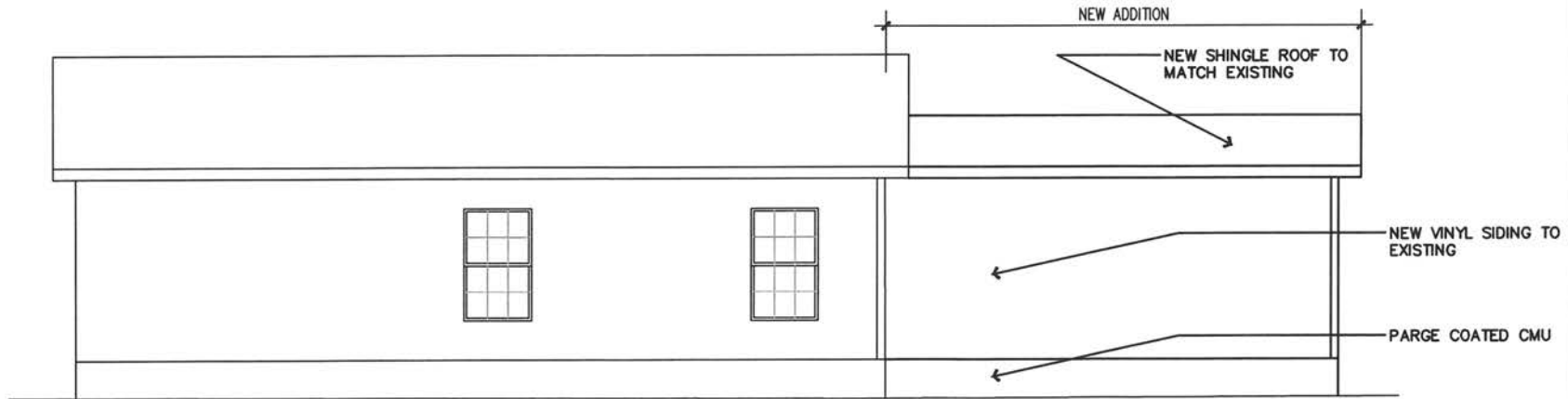
936 SQUARE FEET
2002

OWNER OCCUPIED
1719 CONNECTICUT AVE
KNOXVILLE, TN
REHAB SPEC.: DOUG SHERROD

CITY OF KNOXVILLE
COMMUNITY DEVELOPMENT
400 MAIN STREET
KNOXVILLE, TN 37902
865-215-2120



1 LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"

936 SQUARE FEET
2002

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