



# Staff Report

Infill Housing Design Review Committee

File Number: 11-B-20-IH

**Meeting:** 11/18/2020  
**Applicant:** Quinn Epperly QB Realty Team LLC  
**Owner:** Quinn Epperly QB Realty Team LLC

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## Property Information

**Location:** 1215 Texas Ave. **Parcel ID** 81 | V 016  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Lonsdale Infill Housing Overlay District

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## Description of Work

Level III New Primary Structure

Proposed new primary residence. House will be 24' wide by 28' deep, featuring a front porch which is centered on the façade, measuring approximately 8' deep by 20' wide. Front porch will be set back 20.5' from the property line, with left (south) elevation set 5.9' from the south property line, and rear elevation set 86.5' from the rear property line.

The primary roofline is 8/12 pitch, clad in architectural composite shingles, with a 2x6 painted fascia board on front and rear elevations and 1' eave overhangs on side, front, and rear elevations. The exterior will be clad in horizontal lap siding.

Front porch features a hipped roof with a 4/12 pitch, supported by four square wood 4" by 4" columns with decorative square bases.

Façade (east) features two 36" by 36", 4/4 double-hung vinyl windows flanking a centrally-located Craftsman-style door. The left (south) elevation features one 6/6, double-hung vinyl window. A secondary entry and one 9/9 double-hung vinyl window is located on the rear (west) elevation. The right (north) elevation has two double-hung vinyl windows.

Access is provided by a 10' wide concrete driveway which extends from Texas Avenue, along the right side of the house, with a 16' wide concrete parking pad recessed behind the house's rear.

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## 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.
- 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.

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## Comments

1. The house is proposed with a front setback of 20.5' from the front porch to the property line, and 28.5' to the primary residence. The proposed new construction at adjacent 1219 Texas Avenue will reflect the same setback pattern. The proposed front setback will maintain front yard spaces consistent with the rest of the block. A walkway should be provided from the front door to the street.
2. The 1200 block of Texas Avenue features a variety of simple housing styles, including several Queen Anne cottages, Minimal Traditionals, and some contemporary infill construction. A one-story, modestly-sized house is somewhat smaller in scale than other houses on the block. A 24' wide façade is smaller than original houses on the block; guidelines recommend that front facades of new houses be comparable in width to original houses on the block. Foundation height should be verified to reflect heights of original houses in the surrounding blocks.
3. The 8' deep front porch meets the design guidelines for size and placement. Guidelines recommend porch posts to reflect those used in the historic era of the neighborhood's development; porch supports should be more substantial in size or use additional detailing to meet design guidelines.
4. Guidelines recommend window and door styles to be comparable to original or historic houses on the block; the square-shaped, 8/8 vinyl windows on the façade are not compatible with historic styles. Additional windows are necessary on left and rear elevations to provide transparency and add to the "ratio of solids to voids."
5. The proposed roof has an 8/12 pitch, which is sufficiently steep to meet the design guidelines. Horizontal siding also meets the design guidelines; applicant should select a lap siding instead of Dutch lap or horizontal planks to reflect historic context.
6. The applicant proposes to extend the driveway off Texas Avenue. While guidelines encourage using operable alleys whenever possible, the alley on the 1200 block of Texas Avenue stops behind 1227 Texas Ave. City Engineering has confirmed the alley is not operable behind 1227 Texas Ave, so access will have to extend off Texas Avenue. If there is no operable alley in place, guidelines recommend that proposed parking pad is at least 20' behind the façade of the proposed house and screened by landscaping or fencing.
7. The site plan shows native shade trees in the façade and rear yards, which meets design guidelines for landscaping. Landscaping is shown to surround the parking pad in the rear.
8. A 10' by 10' rear porch is shown on the site plan but not elevation drawings.

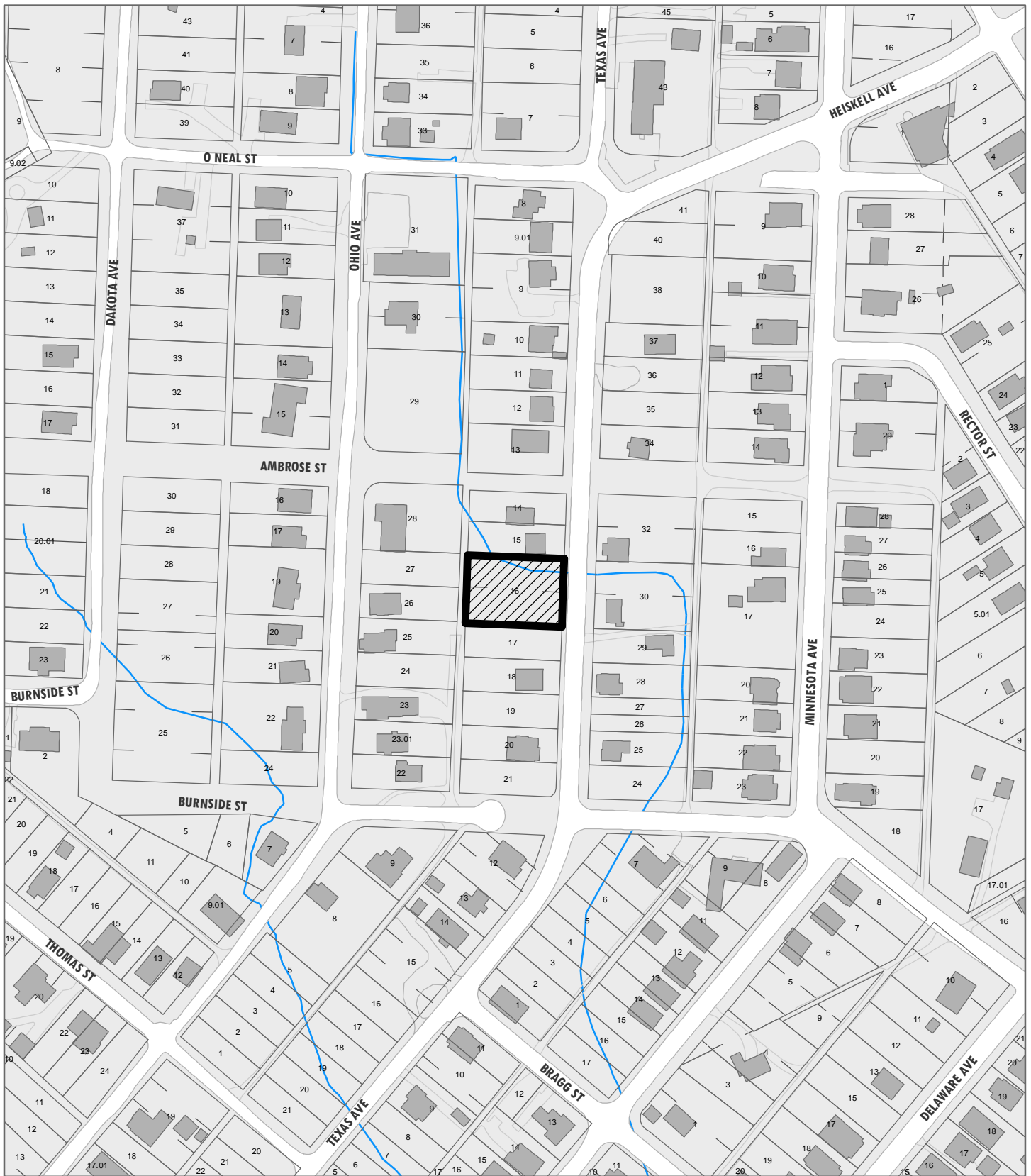
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## Recommendation

Staff recommends approval of the work as proposed, with the following conditions:

- 1) Use horizontal lap siding instead of Dutch lap or horizontal panels to reflect historic siding patterns;
- 2) Use larger square porch columns or select further detailing to meet guidelines for porch details;
- 3) Use a foundation height and cladding materials comparable to foundations of original houses on block;
- 4) Instead of square windows proposed for façade, use rectangular, double-hung windows on façade to better complement historic houses in block and side elevation windows;
- 5) Additional windows added to left and rear elevations, with approval by staff;
- 6) Parking to meet City Engineering standards.

7) Provide a walkway from the front door to the street



**11-B-20-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

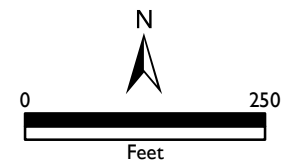
Applicant: Quinn Epperly QB Realty Team LLC

**INFILL  
HOUSING  
REVIEW  
BOARD**



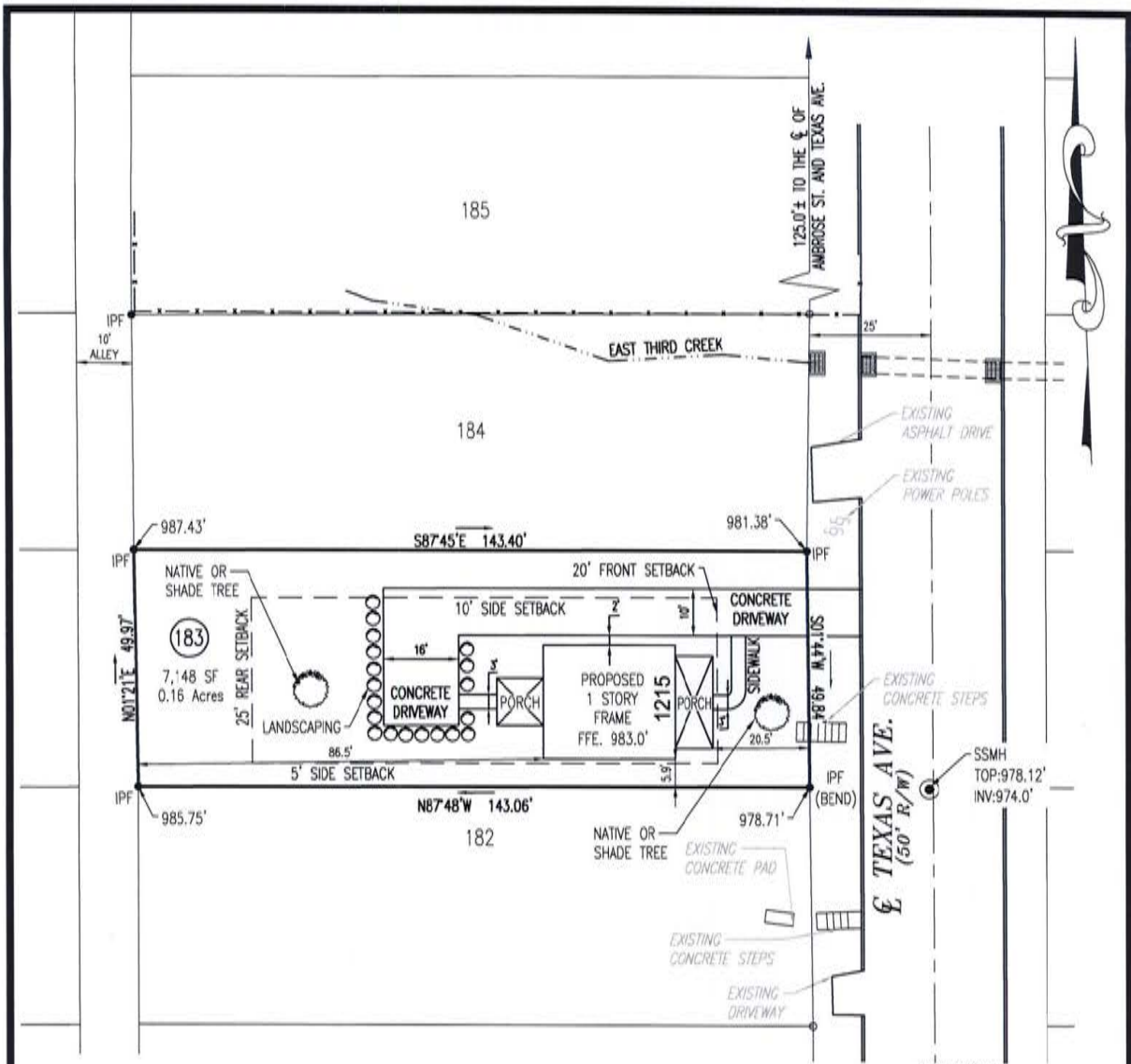
1215 Texas Ave.  
Lonsdale Infill Housing Overlay District

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



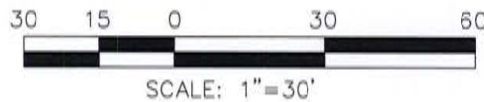






**LEGEND**

- IPF ● IRON ROD FOUND
- IPS ○ IRON PIN SET
- SSMH ⊙ SANITARY SEWER MANHOLE
- FENCE



**NOTES:**

1. IRON PINS FOUND (IPF) SHOWN ON MAP. ALL OTHER CORNERS SET BY BHN&P, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
2. THIS PROPERTY IS ZONED RP-2/H-1.

**CERTIFICATE OF THE ACCURACY OF SURVEY**

SURVEY ACCURACY SHALL MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE. I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

*David K. Hill*

REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. 2595 DATE: 10/16/2020

**BATSON, HIMES, NORVELL & POE**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4334 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 PHONE (865) 588-6472  
 FAX (865) 588-6473  
 email@bhn-p.com



**PLOT PLAN FOR ROSEDALE ADDITION  
 TO THE CITY OF KNOXVILLE, TENN.**

**BLOCK 16, LOT 183**

TAX MAP NO. 811C, PARCEL 16 (PART OF)

WARD NO. 19, CITY OF KNOXVILLE, DISTRICT NO. 8, KNOX COUNTY

UNIT NO. \_\_\_\_\_, BLOCK NO. 19184, MAP BOOK 17, PAGE 150

ADDRESS 1215 TEXAS AVE., KNOXVILLE, TN 37921

REFERENCE DEED: INSTR. #201005280074452

SCALE 1"=30'

DATE 10/16/2020

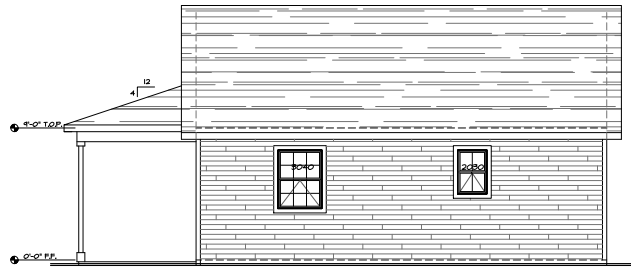
ORDERED BY \_\_\_\_\_

DWG NO. \_\_\_\_\_

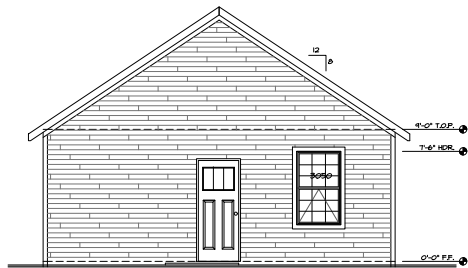
25271-LOT183-PP



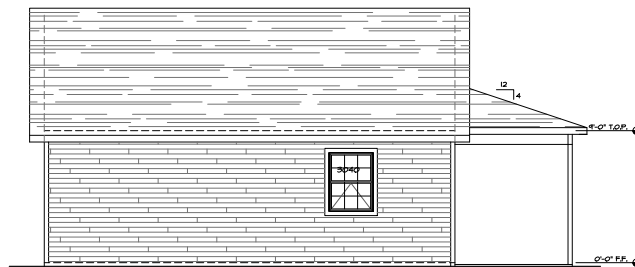
FRONT ELEVATION



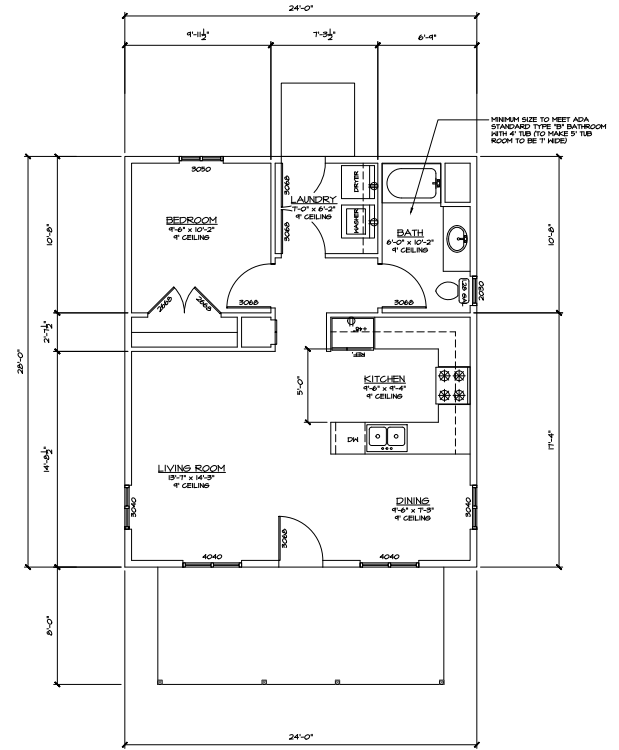
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FLOOR PLAN  
612af

REVISIONS	BY

QUI2009A\_L

PROJECT  
QUIN SPEC HOUSE

A&R  
DESIGN & DRAFTING  
SERVICE  
303  
LEONOR CITY TENNESSEE 37172  
6667-594-8652 ROLETTE@A&R.COM



DATE	10/20/2020
SCALE	1/4" = 1'-0"
DRAWN	R.J.
JOB	QUI2009A
SHEET	A-1

OF SHEETS