



Staff Report

Infill Housing Design Review Committee

File Number: 11-D-20-IH

Meeting: 11/18/2020
Applicant: Magdaleno Felipe
Owner: Magdaleno Felipe

Property Information

Location: 259 Cedar Ave. **Parcel ID** 81 B F 014
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

Construction of new primary residence. House will measure 30' wide by 44' long, with an 8' deep front-gable roof porch on the left side of the façade. Porch is proposed at 36.4' from the property line, left elevation is 7.24' from the left side property line, right elevation is 12.72' from the right side property line.

The façade features a front-gable roof porch, with a 7/12 pitch, supported by tapered columns on 24" x 24" bases clad in stone veneer. The façade gable field features vertical vinyl siding.

The roof will be clad in asphalt shingles, with an exterior of vinyl horizontal siding and a foundation clad in stucco. Façade (south) features two paired three-over-one vinyl windows flanking a central Craftsman-style door. On the left (west) elevation are three double-hung, one-over-one windows. The rear elevation features a centrally-located secondary entry leading to a 12' by 10' wood deck with a 36" tall wood railing and steps which extend to the left elevation. The right elevation features two one-over-one, double-hung windows.

Access is provided off the alley via a 10' wide concrete driveway with a 20' by 20' parking pad to the rear of the house. A concrete sidewalk will extend along the right side of the house to access the porch's 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.

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.
- Alley oriented parking pads, etc should be screened with a combination of landscaping and fencing.
- 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. The block to receive the proposed new residence is populated mainly by Minimal Traditionals and contemporary infill construction. Houses on the east end of this block are set back significantly from the street. The front setback is proposed at 36.4' from the porch to the property line, and 44.4' from the primary house to the property line. While the minimum front setback for this block is 20', the two adjacent properties are set significantly back from the street (251 Cedar Ave at approximately 38' and 263 Cedar Ave at approximately 35.6'). Moving the house up slightly so the main house (instead of the porch) is in line with the adjacent houses will create consistent front yard spaces.
2. Placement of the house, including side and rear setbacks, is appropriate. The site design should incorporate a walkway from the front door to the street, running perpendicular to the street.
3. In general, the house is proportional to the dimensions of the lot and the surrounding neighborhood context. A one-story residence with a projecting front-gable roof porch is comparable in scale and width to the other houses on the street. Specific foundation height measurements should be provided to confirm the foundation is comparable in height to original houses in the neighborhood.
4. The proposal includes parking off the alley, with the parking pad located behind the proposed house. Guidelines recommend landscaping or fencing to screen alley-oriented parking pads. Parking should meet City Engineering standards. City Engineering has noted that while the site plan shows a new driveway from the alley, KGIS indicates an existing driveway from Cedar Avenue, and the site plan must be updated to show the existing driveway or add a note to the plans saying it will be removed.
5. The 8' deep porch is appropriate under the design guidelines. Stone veneer is not a common historic material in Knoxville on porch detailing; brick piers are more appropriate under the Craftsman style. Windows and doors meet design guidelines. One additional window on the right side elevation would contribute additional transparency to the ratio of solid to voids.
6. The roof is sufficiently pitched in comparison to other housing on the block. Clapboard-like materials such as vinyl lap siding are appropriate within the guidelines; the Infill Housing Review Committee has previously recommended that vinyl siding use a lap siding with overlap instead of Dutch lap or horizontal panels.
7. One native or naturalized shade tree should be planted in the front and rear yards to meet design guidelines.

Recommendation

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

- 1) modify front setback to place main house between 36' and 38' from the front property line;
- 2) install a walkway from the street to the front door;
- 3) omit decorative shutters on façade and vertical vinyl siding on porch gable;
- 4) substitute brick veneer for stone veneer on porch piers to better fit historic designs;
- 5) parking pad to be screened with landscaping or fencing and meet City Engineering standards.

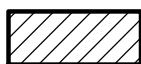


11-D-20-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

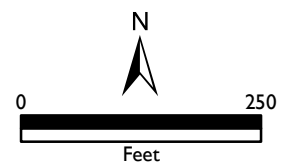
Applicant: Magdaleno Felipe

**INFILL
HOUSING
REVIEW
BOARD**



259 Cedar Ave.
Oakwood/Lincoln Park Infill Housing Overlay
District

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





DESIGN REVIEW REQUEST

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



Magdaleno Felipe

Applicant

10/30/2020

11/18/2020

11-D-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

Magdaleno Felipe

Name

Company

1921 Coker Avenue

Knoxville

TN

37917

Address

City

State

Zip

865.385.0885

magvelyn@hotmail.com

Steve Abbott (rep)
survmap@tds.net

Phone

Email

CURRENT PROPERTY INFO

Magdaleno Felipe

259 Cedar Avenue

865.385.0885

Owner Name (if different from applicant)

Owner Address

Owner Phone

259 Cedar Avenue

081BF014

Property Address

Parcel ID

Oakwood-Lincoln Park Neighborhood Association

RN-2/IH

Neighborhood

Zoning

AUTHORIZATION

Elizabeth Alberson
Staff Signature

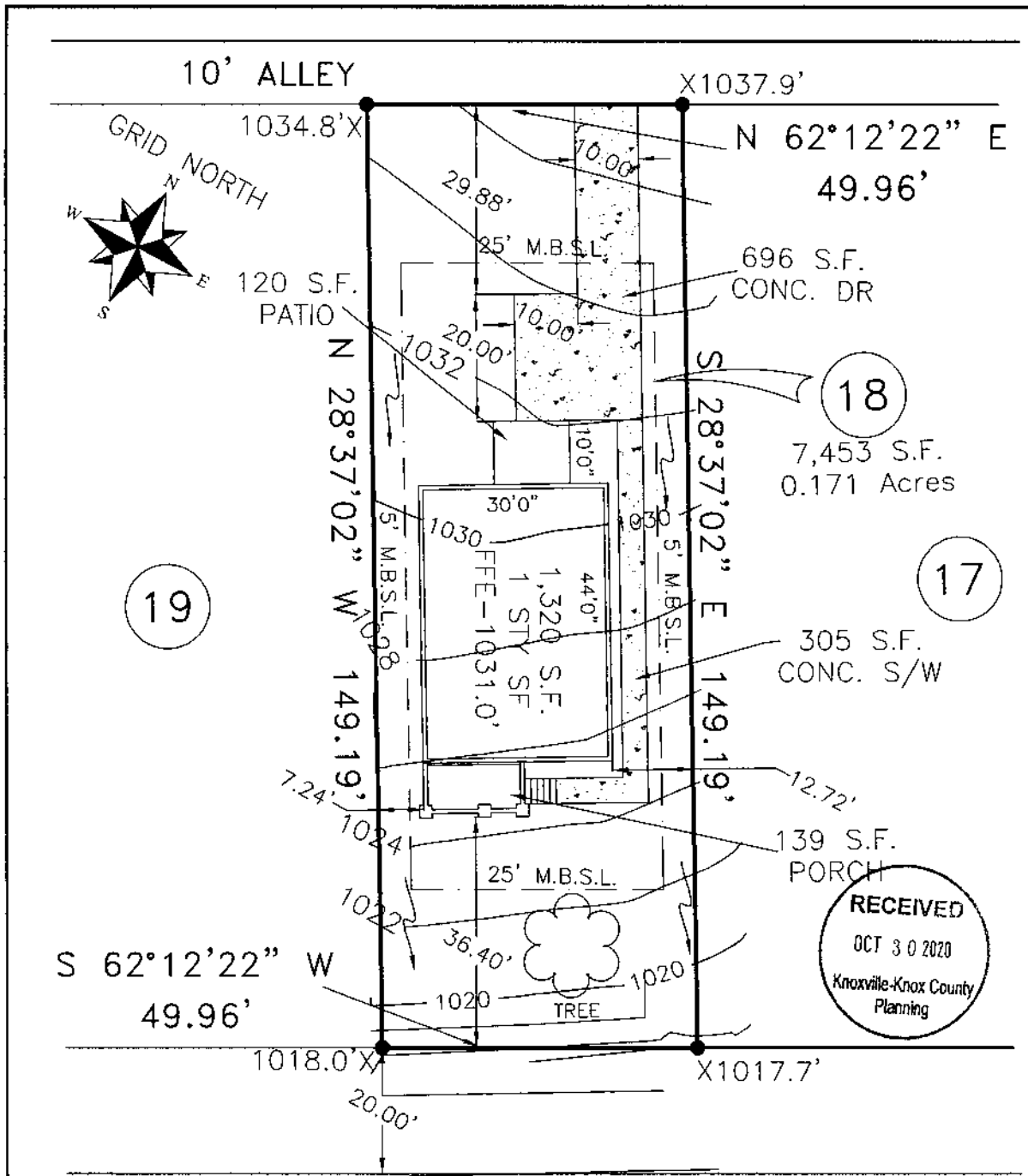
Elizabeth Alberson
Please Print

10/30/2020
Date

Magdaleno Felipe
Applicant Signature

Magdaleno Felipe
Please Print

10/30/2020
Date



19

18

17

RECEIVED
OCT 30 2020
Knoxville-Knox County
Planning

CEDAR AVE

SITE PLAN

DATE: 09/29/2020

DRAWING NUMBER 309220

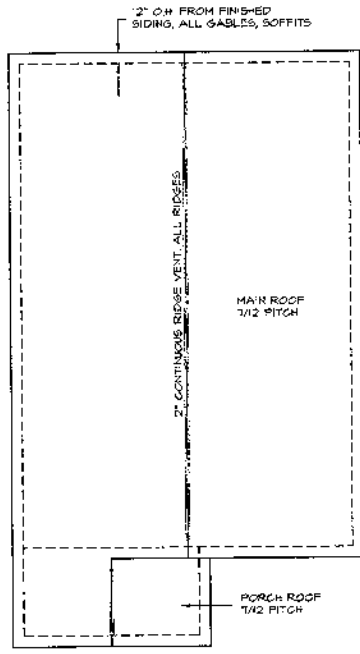
FOR **MAGDALENO FELIPE**
 ADDRESS 259 CEDAR AVENUE
 DISTRICT 6th COUNTY KNOX
 LOT NO.18 LINWOOD 2nd ADD. S/D
 WARD 18th CITY BLOCK 18641 DRAWN BY SWA
 MAP CAB. PB 7, PG 102
 TAX MAP 081-B GROUP F PARCEL 014.00
 WARRANTY DEED BK. 201505050059928
 MORTGAGE CO.
 TITLE CO.

SCALE 1" = 30'
 CITY KNOXVILLE STATE TN ZIP 37917

ABBOTT LAND SURVEYING LLC
 STEVEN W. ABBOTT JR, RLS
 1109 E. WOODSHIRE DRIVE
 KNOXVILLE, TN 37922
 OFFICE: (865) 671-1149
 EMAIL: survmap@tds.net

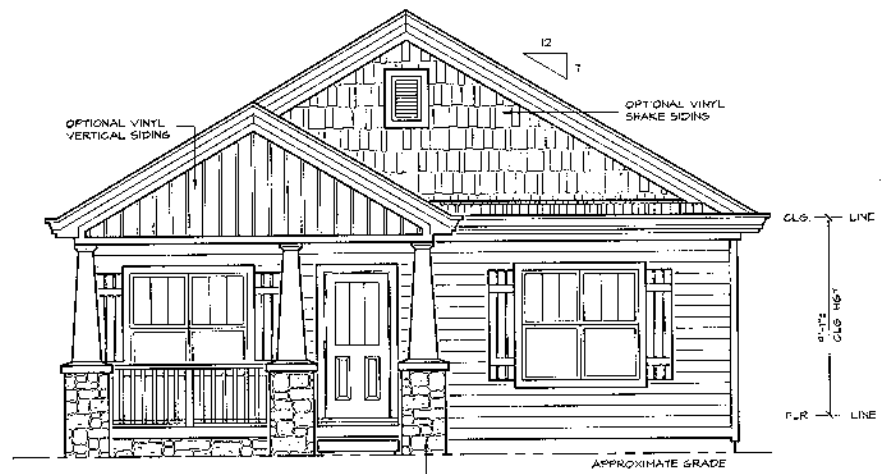


THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.



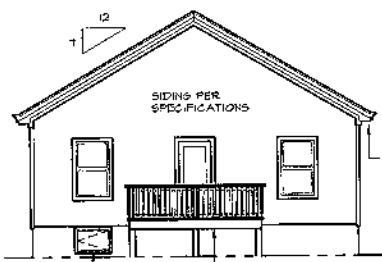
ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"

NOTE:
ALL WINDOW, DOOR, ACCESSORY & TRIM STYLES ARE INDICATED FOR ILLUSTRATION ONLY AND ARE SUBJECT TO APPROVAL/CHANGE BY GENERAL CONTRACTOR - ALL SUCH CHANGES SHALL CONFORM TO APPLICABLE LOCAL / STATE / NATIONAL BUILDING CODES



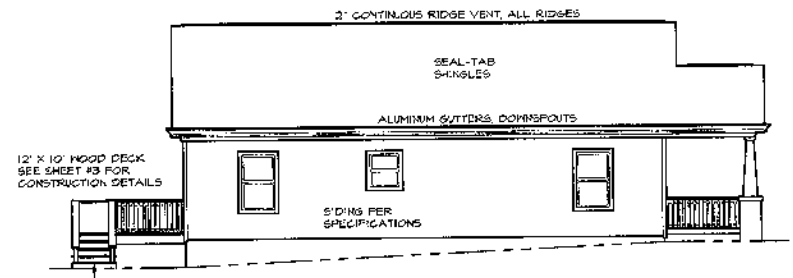
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

24" X 24" STONE BASE UP
36" FROM PORCH FLOOR
1/4" TAPERED COLUMN OVER
TYPICAL OF (3)

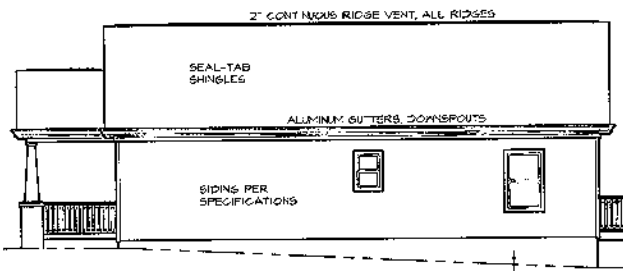


REAR ELEVATION
SCALE: 1/8" = 1'-0"

36" X 24" CRAWL SPACE ACCESS - FINAL LOCATION GRADE DETERMINED



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
SEE SHEET NO. 3 FOR DECK LEDGER ATTACHMENT TO BAND JOIST OF PRIMARY STRUCTURE

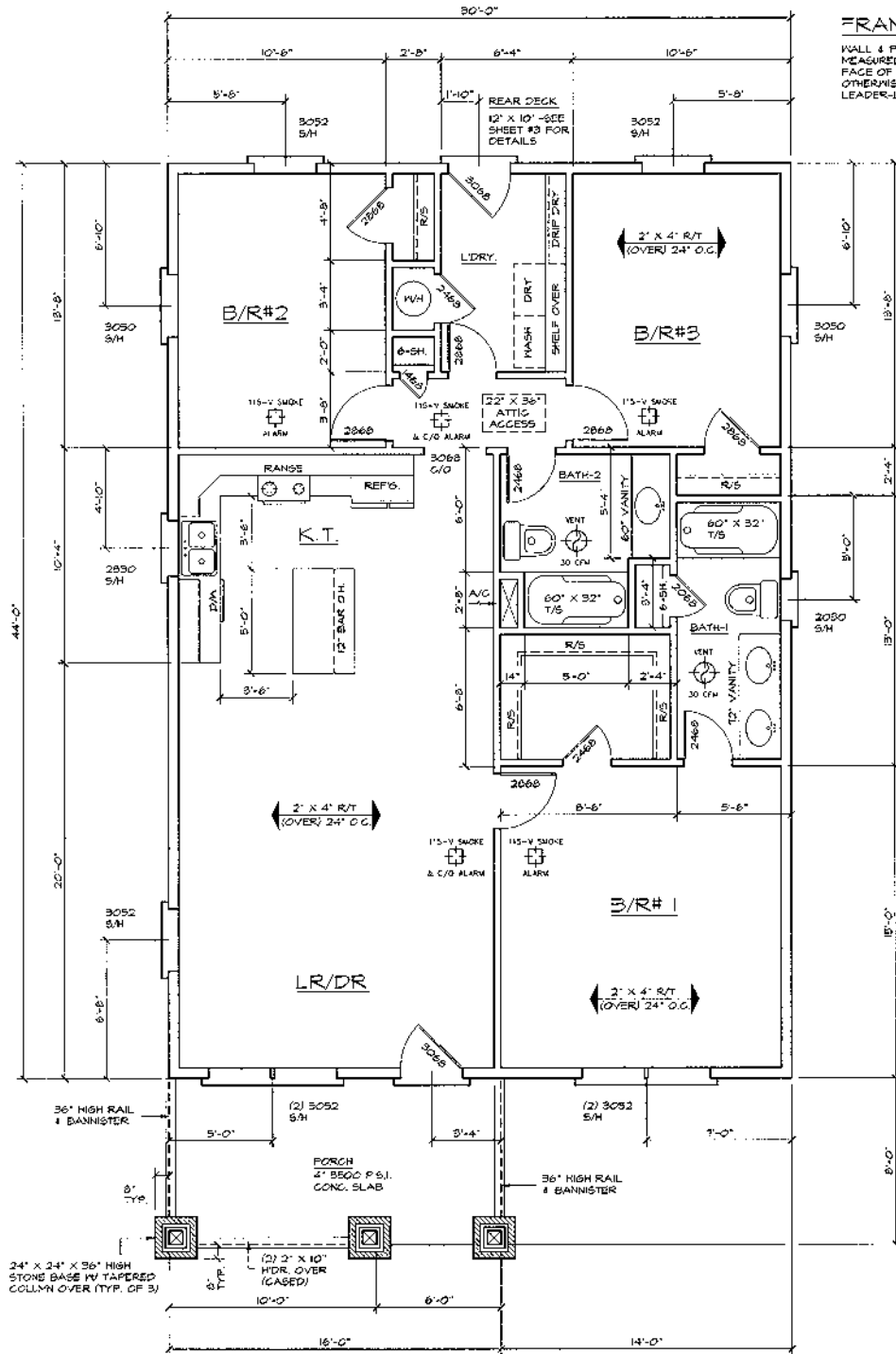
NOTICE

THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BUILDING SITE, NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL SPAN & LOAD CAPACITIES OF ENGINEERED AND PRE-MFD COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGRAMMATIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING EXEMPTS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED ON-SITE. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERSEDE

Designed To 2018 IRC

Sam R. Ensor
RESIDENTIAL DRAFTING SERVICE
1311 Greenwell Drive, Knoxville, TN 37938
Telephone 865-947-8951

PLAN NO
19-0401
DATE ELEVATION DRAWING
BY: SRE DATE: 04/11/2018



FRAMING DIMENSIONS:

WALL & PARTITION FRAMING DIMENSIONS ARE MEASURED FROM OUTSIDE FRAMING LINE TO FACE OF INTERIOR STUD WALLS UNLESS SHOWN OTHERWISE - PLEASE OBSERVE DIMENSION LEADER-LINES VERY CAREFULLY

B'LDG. VENTILATION:

EXHAUST AIR (2018 IRC #M505.4.1)
 IS V. BATH VENTS MUST BE 30-CFM MIN. - DUCTED DIRECT TO THE EXTERIOR BUILDING TOTAL MUST BE 60 CFM MIN.

SUPPLY AIR (2018 IRC #M505.4.2)
 HVAC SYSTEM MUST PROVIDE 60-CFM MIN. FRESH AIR INTAKE TO RETURN AIR FLOW EQUAL TO CAPACITY OF BATH EXHAUST VENTING

DUCT LEAK TEST (2018 IRC #N102.3.3)
 MANDATORY PRESSURE TEST FOR AIR LEAKAGE W/ WRITTEN REPORT MADE

THERMAL ENVELOPE LEAK TEST
 MANDATORY BLOWER DOOR LEAKAGE TEST (2018 IRC #N102.4.1.1-2) MUST NOT EXCEED 3 AIR CHANGES/H - WRITTEN REPORT MADE TO INSPECTORS

MANUFACTURER, TYPE, MODEL NO. & SIZE OF ALL MECHANICAL HVAC, KITCHEN & WATER HEATER MUST BE ENTERED ON THE DESCRIPTION OF MATERIALS LIST - THE LAST SHEET OF EACH BLUEPRINT SET.

EGRESS WINDOWS:

BEDROOMS MUST HAVE (1) WINDOW RATED FOR EMERGENCY EGRESS WHICH PROVIDES A CLEAR OPENING OF 5.7 SQ. FT. (5.7 SQ. FT. @ SECOND FLOOR) & 44" MAX. SILL HGT. - MIN NET CLEAR OPENING SHALL BE 20" WIDE - MIN. HST. 24"

NOTE:
 VERIFY EGRESS RATINGS W/ WINDOW MFR. SPECIFICATIONS - SOME 3050 WINDOWS DO NOT PROVIDE ADEQUATE OPENING AREA

NOTE:
 WINDOWS LOCATED IN STAIRS, LANDINGS, BATHS & FOOT TRAFFIC AREAS WHERE THE SILL IS LESS THAN 18" FROM FINISHED FLOOR & WITH A SASH SIZE GREATER THAN 4.0 SQ.FT. SHALL REQUIRE USE OF TEMPERED GLASS

NOTE:
 WINDOW & DOOR SIZES NOTED ON FLOOR PLANS ARE GENERIC & ARE TO BE READ AS FEET & INCHES WIDTH BY FEET & INCHES HST. (EX. 3050 D/W @ 3'-0" WIDE X 5'-0" HIGH - D/W = DOUBLE HUNG)

NOTE:
 ALL MAIN FLOOR WINDOWS & DOORS SHALL BE ROUGHED IN @ 82-1/2" HEADER HEIGHT UNLESS NOTED OTHERWISE

MAIN FLOOR PLAN

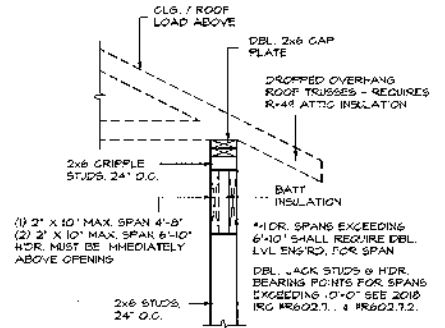
SCALE: 1/4" = 1'-0"

9'-1" FINISHED CEILING HEIGHT
 1820 SQ. FT. MAIN FLOOR LIVING AREA
 128 SQ. FT. COVERED FRONT PORCH AREA

NOTE:
 AREA CALCULATIONS ARE MEASURED FROM OUTSIDE FRAMING LINES (EXCLUSIVE OF BRICK OR STUCCO VENEER) VERIFY ON-SITE BY ACTUAL CONSTRUCTION DIMENSIONS

NOTICE

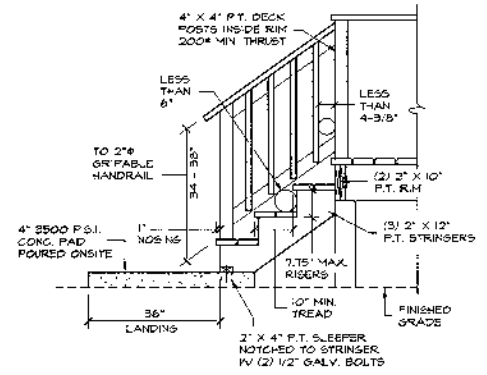
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WINDOW & DOOR HEADERS
 NO SCALE 2018 IRC #R602.1.1 & 2

WALL BRACING

ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS HOOD STRUCTURAL PANEL (7/8" O.S.B. OR 1/2" EXTERIOR PLYWOOD) SHEATHING (2018 IRC TABLE #R602.10.4) & FASTENED AS REQ'D BY #R602.10.5



DECK STAIR DETAIL
 NO SCALE 2018 IRC #R311.1

Designed To 2018 IRC

2

19-0401

RESIDENTIAL DRAFTING SERVICE

1311 Greenwell Drive, Knoxville, TN 37938

Telephone: 865-947-8851

PLAN NO. 19-0401

DATE: MAIN FLOOR PLAN

DRAWN BY: S.R.E. DATE: 04/11/2019