



# Staff Report

Infill Housing Design Review Committee

File Number: 11-E-20-IH

**Meeting:** 11/18/2020  
**Applicant:** Osana Sutton  
**Owner:** Osana Sutton

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## Property Information

**Location:** 3108 Ocoee Trl. **Parcel ID** 69 M H 029  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Edgewood Park Infill Housing Overlay District

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## Description of Work

Level II Changes to Porches Visible from the Primary Street

Modifications to front porch. Applicant proposes to add an additional 8" to existing porch foundation wall (reinforced CMU foundation clad in stucco); foundation will be extended 8" towards property line (southwest). New porch will be approximately 7'-3" deep on a 2.7" tall foundation (same height as existing). Existing columns (wrought-iron columns on stuccoed bases) will be replaced with 6" by 6" square columns in the same locations. No modifications are proposed to existing roofline.

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## Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

### 5. Porches and Stoops

- Porches should be proportional to original porches on the block, extending about 8-12 feet 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. Wrought iron columns and other materials that were not used in the early 1900s should not be used.
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## Comments

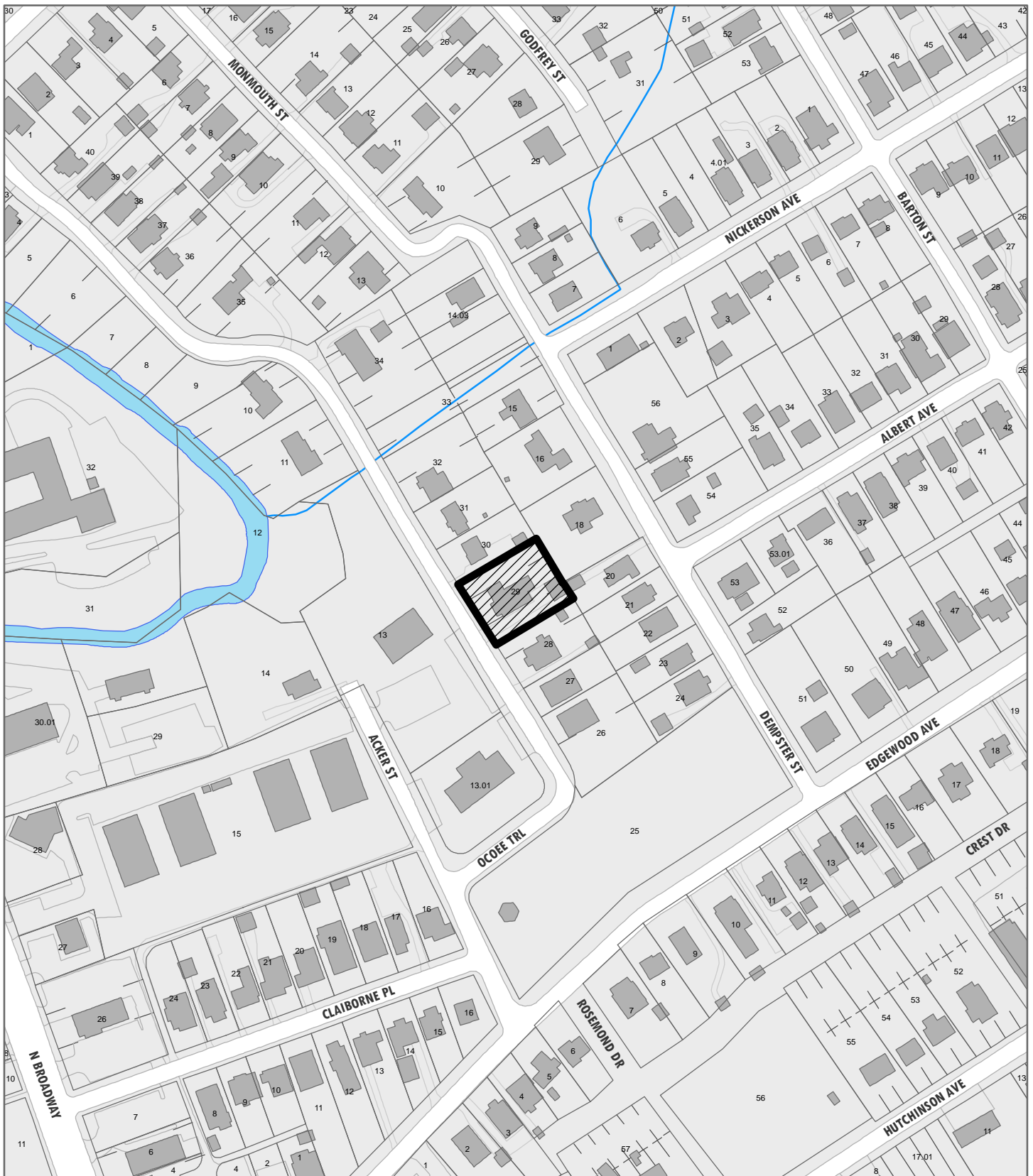
The proposed porch modifications meet the Infill Housing Design Guidelines. The 8" addition to the porch foundation is not disproportionate to the existing house or porch design, will not create additional front setback issues, and will result in the new porch being more proportional to the surrounding block. Proposed materials, including cladding the porch foundation in stucco, are appropriate. The removal of the wrought-iron columns (discouraged in the design guidelines) and replacement with 6" x 6" square wood columns is appropriate within the guidelines. No modifications will be made to the existing porch roof.

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## Recommendation

Staff recommends approval of the work as submitted.

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**11-E-20-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

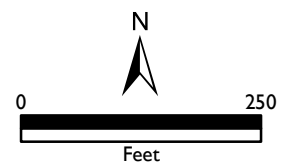
Applicant: Osana Sutton

**INFILL  
HOUSING  
REVIEW  
BOARD**



3108 Ocoee Trl.  
Edgewood 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)

*James : Osana Sutton*  
Applicant

<i>10-30-2020</i>	11.18.20	11-E-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

*Osana Sutton*  
Name

Company

*3108 Ocoee Trail*      *Knoxville*      *TN*      *37912*  
Address      City      State      Zip

*865-679-5884*      *Osana Sutton@yahoo.com*  
Phone      Email

## CURRENT PROPERTY INFO

same as above

Owner Name (if different from applicant)	Owner Address	Owner Phone
Property Address	Parcel ID	
	<b>069MH029</b>	
Neighborhood	Zoning	
	<b>RN2/IH</b>	

## AUTHORIZATION

<i>Lindsay Crockett</i>	Lindsay Crockett	10.30.20
Staff Signature	Please Print	Date

Applicant Signature	Please Print	Date
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# 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: *Build New wall, leave existing wall, remove floor and columns replace concrete floor (rebar and concrete, roof and stair will not be repair or moved - see attached notes*

## 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:

FEE 2:

FEE 3:

**TOTAL:**

## Porch 1 - Sutton

To repair Porch - 3108 Ocoee Trail, Knox TN 37917

Will come 8 inches from existing porch (existing wall will not be torn down. Dig to set footers, build a new block wall. New wall will be enforced with rebar which will be bend over to tie in to floor of porch (new floor))

Old porch floor and support columns will be removed. Gap between new wall and old will be filled and rebar will be tie in - rebar with 8 inches apart. New concrete will be poured in to block wall and a new porch floor. Floor will 3-4 inches thick, new wooden support beams will be installed. NO WORK will be done to porch steps.

~~Osana Sutton~~

Thank you

Osana Sutton

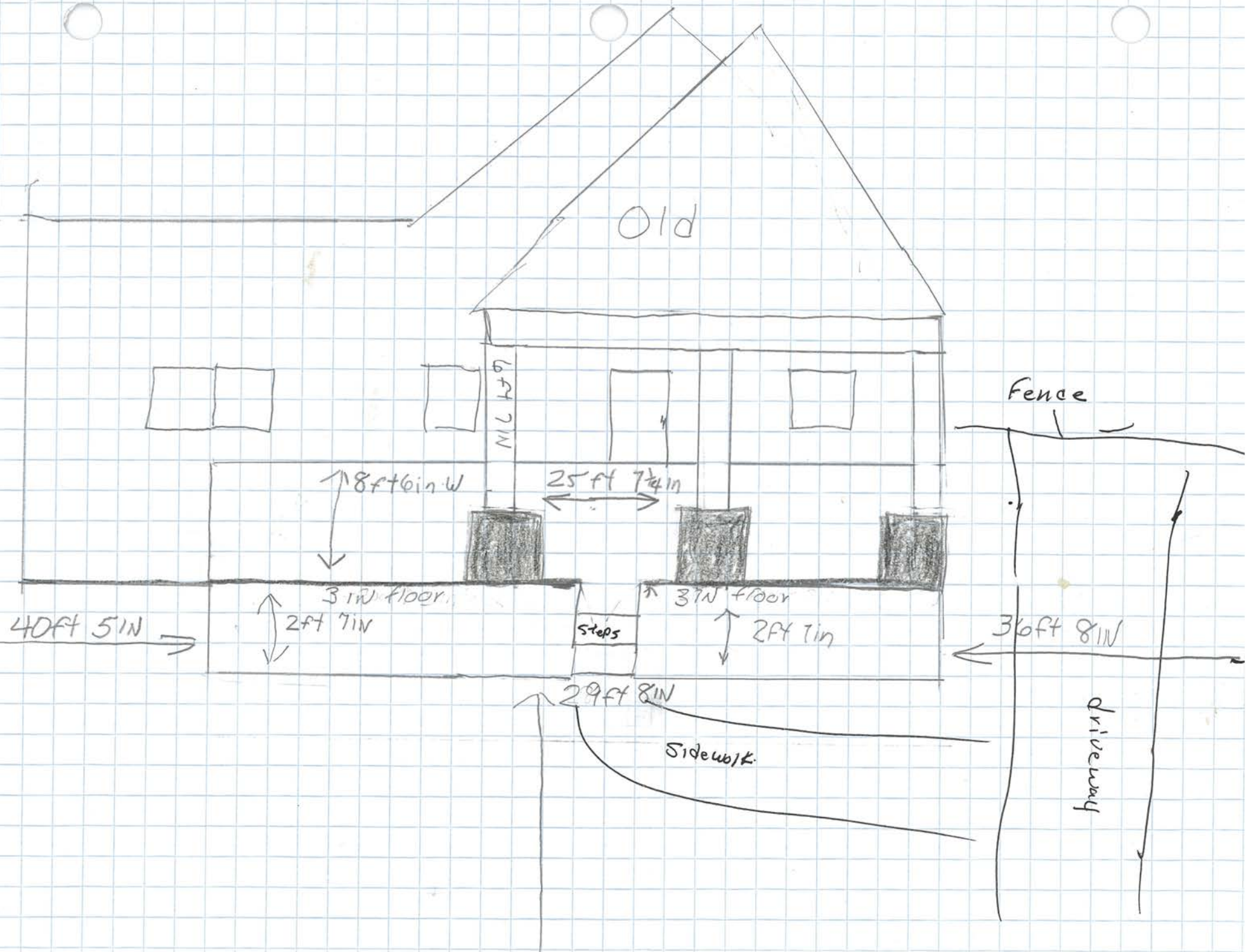
865-679-5884

addendum 10-30-2020

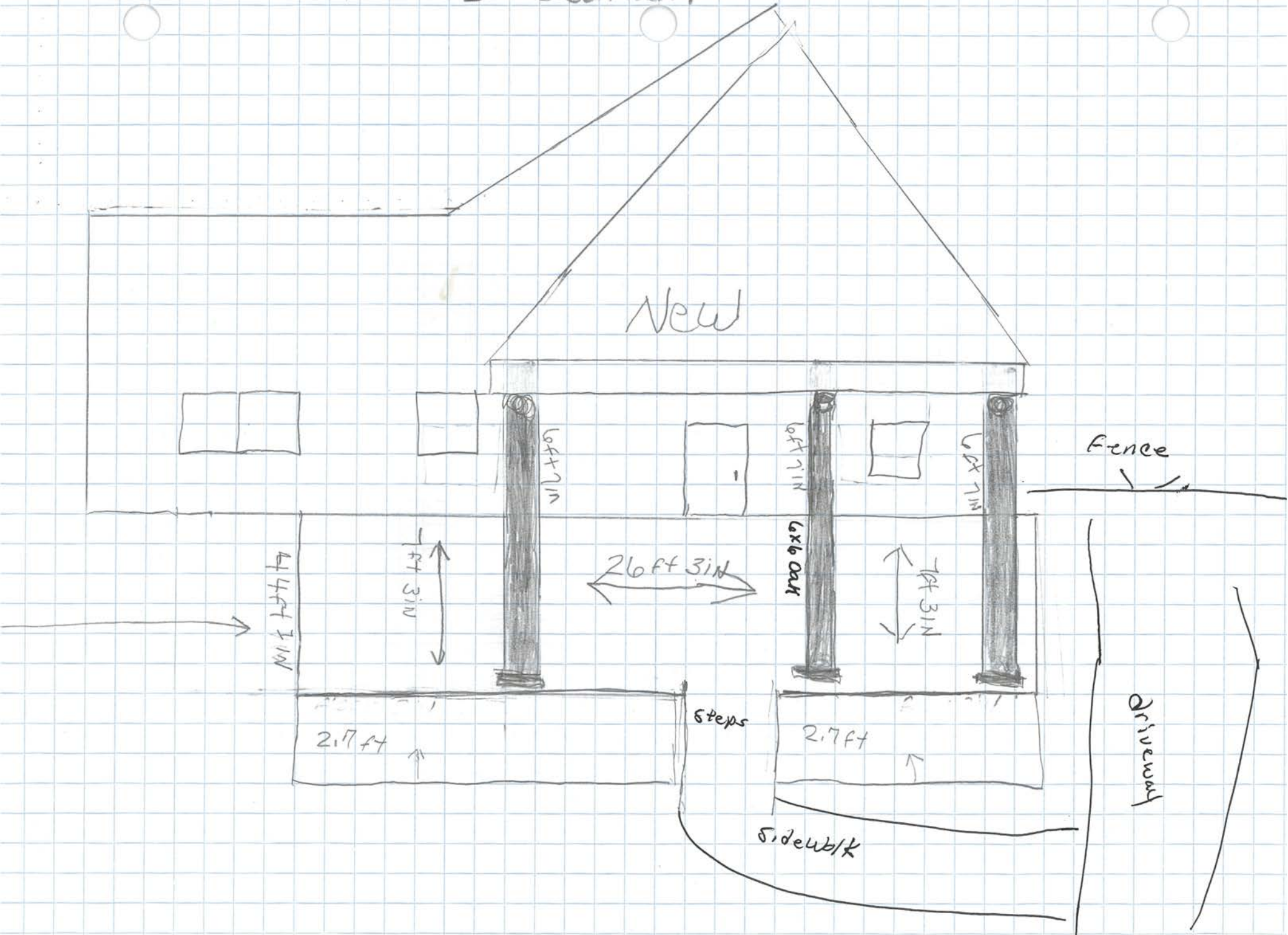
Porch roof will not be involved in repair.

Columns will be 6' x 7" - made of oak - dimensions of columns will be 6 x 6 inches. Columns will be attached to roof with brackets / to floor with 5/8 anchor alloys (concrete screws)

# Porch 2 - Sutton



# Porch 3 - Section





AVENUE 4 - SECTION





3108



### 3108 Ocoee Trail 37917 Porch repair

Existing porch will not be torn down due to age of home (93yrs builded with masonry blocks) will come out 8inchs round the perimeter will be same height as original wall, dig 10-15 in deep for footer and lay new blocks that will be reinforced with #4 rebar which will tie on to the new floor. The original floor and columns will be removed and then fill in the space in between the old and new wall as well as where the old floor was then rebar will be installed and new concrete will be poured, the step will not be repaired or moved. Original columns will be replaced with 6ft 7in oak columns -dimnensions of columns will be 6in x 6in. The roof will not be replaced or repaired . Columns will be attached to roof with brackets and attached to floor with 5in anchor alloy's (concrete screws). New stucco will be added to new porch walls and the entire house will then be painted when weather permits. | ]