

1702 Davanna Street, accessory building
Meeting Date: 9/16/2020
Applicant: Flanders Ewing Setchel

Property Information

Location: 1702 Davanna Street
Parcel ID: 81 K L 038

Description of Work

Proposed construction of an accessory building (shed) in the rear yard of a house in the Infill Housing overlay district. Proposed shed will be 8' wide by 12' long, placed behind the primary residence, on the north side of a large existing tree. The rectangular shed features a shed roof clad in asphalt shingles and an exterior of textured wood siding, which will be painted to match the house. Paired barn-style doors are topped by three adjoining transom windows. Side elevations feature paired double-hung, four-over-four windows.

APPLICABLE DESIGN GUIDELINES

HEART OF KNOXVILLE INFILL HOUSING DESIGN GUIDELINES

SECTION 3. ALLEYS, PARKING, AND SERVICES

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations.

Staff

COMMENTS

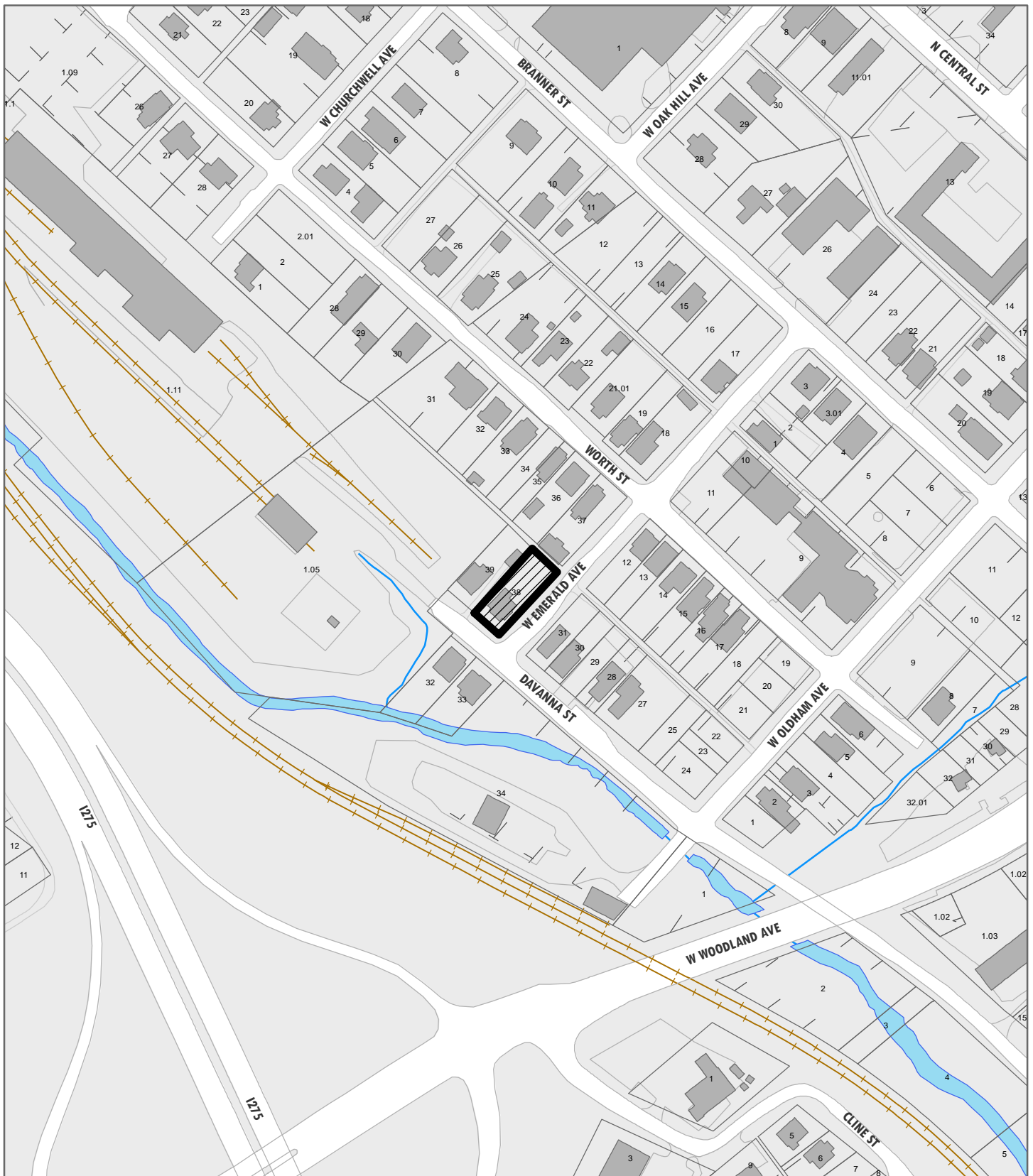
While the zoning ordinance currently requires a Certificate of Appropriateness for the construction of an accessory structure in the Infill Housing overlay, the Infill Housing Design Guidelines lack specific recommendations on sheds and smaller secondary structures. Sheds are evaluated for placement in the rear yard of the property, encouraging limited visibility from the primary street. The proposed shed is

modest in size and style and meets the Infill Housing Design Guidelines. Placement of the shed at 5' from the interior property line meets the requirements of the base zoning for accessory structures.

RECOMMENDATION

Staff recommends approval of Certificate 9-A-20-IH as proposed.





**INFILL
HOUSING
REVIEW
BOARD**

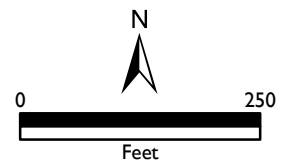
**9-A-20-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1702 Davanna St.
Oakwood/Lincoln Park Infill Housing Overlay
District

Original Print Date: 9/3/2020
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Flanders Setchel





DESIGN REVIEW REQUEST

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

Flanders Ewing Setchel

Applicant

8/17/2020

9/16/20

9-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

Flanders Ewing Setchel

Name

Company

Flanders Ewing Setchel

Knoxville

TN

37918

Address

City

State

Zip

4101 Oakstone Lane

Avalonplace@comcast.net

Phone

Email

CURRENT PROPERTY INFO

Setchel/Gallagher

4101 Oakstone Lane

865-227-2167

Owner Name (if different from applicant)

Owner Address

Owner Phone

1702 Davanna Street

081KL038

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

8.26.20

Staff Signature

Please Print

Date

[Signature]

Flanders Ewing Setchel

8/21/20

Applicant Signature

Please Print

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: **We wish to build a shed.**
The existing one has been demolished as it was ugly poorly built. New one is from Lowe's and will be painted to match the house.
It is a pre-fab with windows and two doors. Site built- Comes in kit.

STAFF USE ONLY

ATTACHMENTS

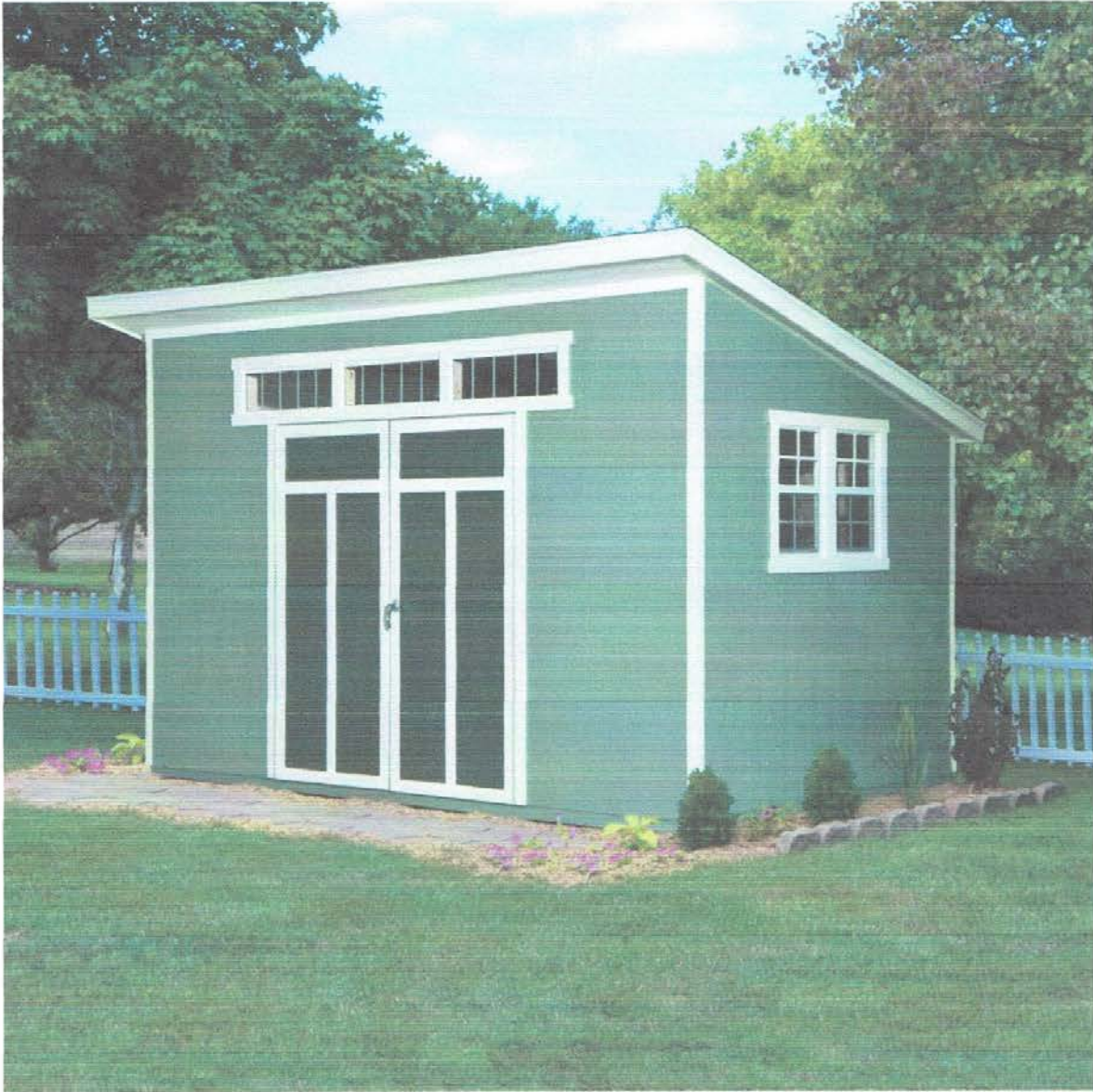
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

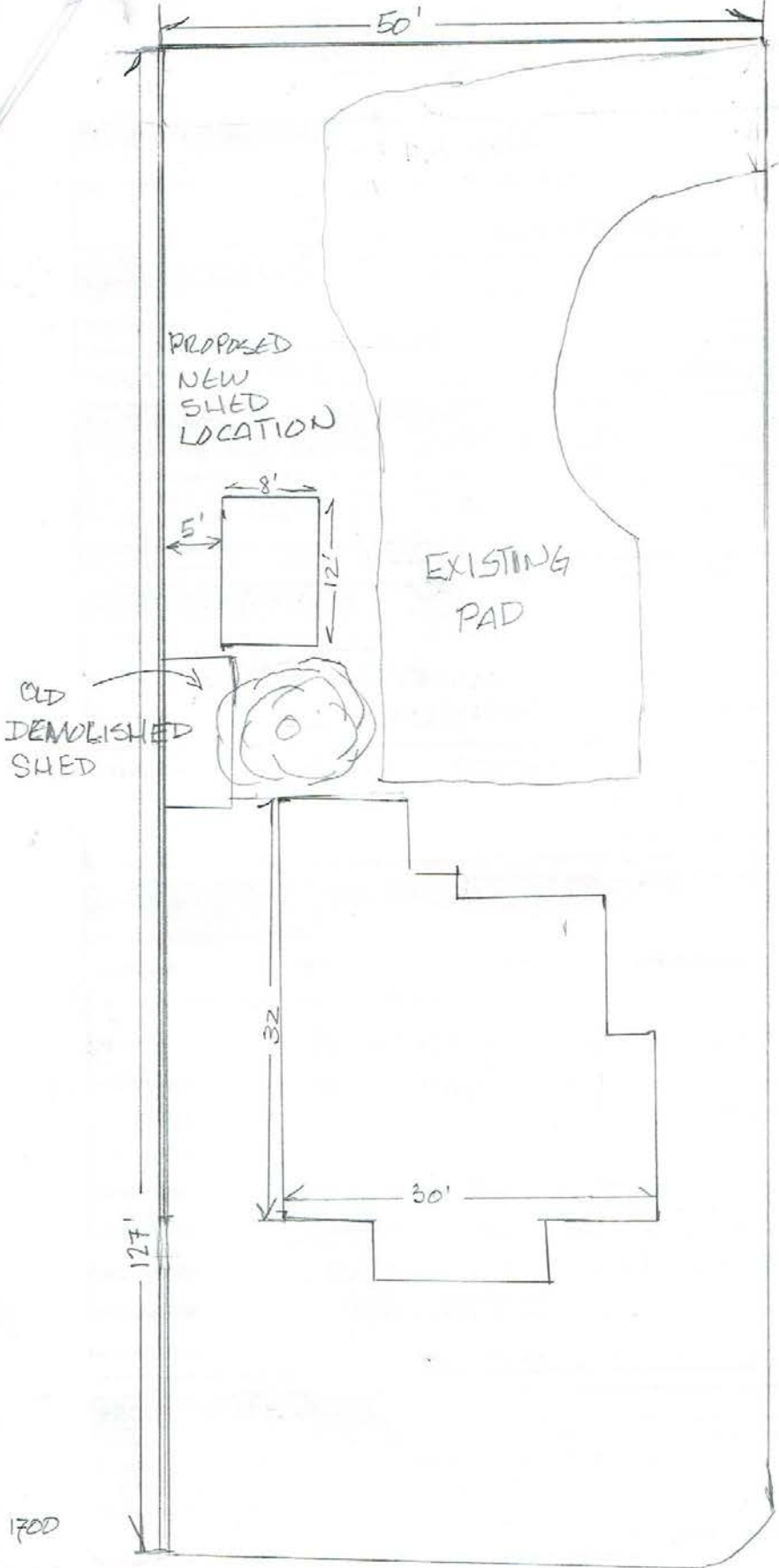
- Property Owners / Option Holders

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

FEE 1:		TOTAL:
FEE 2:		
FEE 3:		



Picture OF SHED.
Made of wood will be
Painted to match the house
pale Grey Green w white Trim.
Bldg is 8x12



EMERALD



2020 Location of where the old shed was-
It was nasty as well as right on the property line.



See the tree trunk- Then there is a metal pole-

The NEW shed location is in that area with the proper setbacks.