



# Staff Report

Infill Housing Design Review Committee

File Number: 4-C-21-IH

**Meeting:** 4/21/2021  
**Applicant:** John Coker  
**Owner:** John Coker

---

## Property Information

**Location:** 933 E. Churchwell Ave. **Parcel ID** 81 E A 02002  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Oakwood/Lincoln Park Infill Housing Overlay District

---

## Description of Work

Level III New Primary Structure

New primary residence fronting E. Churchwell Avenue. One-story, front-gable roof residence measuring 30' wide by 44' long, featuring a partial-width front-gable roof porch. The primary massing is proposed to be set 32.13' from the front property line (24.13' from the front porch to the front property line). Parking not included in initial site plan.

The house features a 7/12 front-gable roof, clad in architectural shingles, with an exterior of vinyl lap siding and a stuccoed foundation. A front-gable roof porch projects 8' from the left half of the façade, supported by tapered wood columns on stone-veneer-clad piers. The proposal includes vinyl vertical siding on the porch gable field and vinyl shake siding on the primary gable. The three-by façade features double-hung, 3/1 vinyl windows with non-operable shutters, flanking a centrally-located half-light door. Two double-hung windows are located on the right elevation, with three on the left elevation. On the rear elevation, a secondary entry door opens to a 10' deep by 12' wide wood deck.

---

## 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.
- Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

### 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

---

## Comments

1. The house is proposed to be located 32.13' from the front property line (24.13' from the front porch to the front property line). The average front setback of the blockface is 30'. The proposed front setback will be consistent with the block and maintain consistent front yard space. A walkway should extend from the front door to the street. All efforts should be made to protect existing trees.

2. The block is characterized by one- to 1.5-story Minimal Traditionals and Craftsman houses. The proposed one-story Craftsman-style house is proportional to the dimensions of the lot and the other houses on the block. The proposed side yard setbacks are relatively consistent with the dimensions of the lot and other houses on the block.
3. The site plan originally provided in the application does not include parking on the lot. Per City requirements, the site plan must show the driveway width, length, material, and parking for two vehicles. Parking must meet City Engineering requirements. To fulfill design guidelines, parking should be located at least 20' behind the front façade of the infill house, with access limited to one lane between the street and front façade.
4. Overall, the one-story, three-bay façade is similar in scale and width to the context. Due to the lot's topography (sloping to the rear property line), the foundation height may not be as shown on the drawings and should be verified to be consistent with the adjacent houses.
5. The design incorporates an 8' deep front porch.
6. Guidelines recommend window and door styles to be comparable to original houses on the block, and maintain a consistent ratio of solid to void. An additional window is needed on the right elevation to create additional transparency. Infill Housing review generally recommends designs omit non-operable shutters that don't appropriately fit the windows.
7. The proposed 7/12 pitch roof meets the design guidelines.
8. Overall materials are appropriate. Selecting one accent siding (whether shake or board-and-batten) on the gable fields will help the design better meet the design guidelines. Stone veneer is an atypical material in Knoxville's historic Craftsman houses; brick veneer on the porch foundation and piers is preferable.
9. If the existing trees are not maintained in construction, final work should incorporate one native or naturalized shade tree in the front and one in the rear yards.

---

## Recommendation

Staff recommends approval of Certificate 4-C-21-IH, with the following conditions:

- 1) Include a walkway from the front door to the street;
- 2) Parking to meet City Engineering requirements and Infill Housing design guidelines;
- 3) Verify final foundation height to be consistent with historic context;
- 4) Incorporate an additional window on the right elevation;
- 5) Omit non-operable shutters, use one accent siding (vertical or shake) on façade gable fields, use brick veneer instead of stone veneer on porch elements.



**4-C-21-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

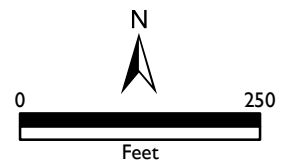
Applicant: John Coker

**INFILL  
HOUSING  
REVIEW  
BOARD**



933 E. Churchwell Ave.  
Oakwood/Lincoln Park Infill Housing Overlay  
District

Original Print Date: 4/13/2021  
Revised:  
Knoxville/Knox County Planning - Infill Housing Design Review Committee





# DESIGN REVIEW REQUEST

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

J. Coker, LLC

Applicant

3/20/21

Date Filed

April 21, 2021

Meeting Date (if applicable)

4-C-21-IH

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

John Coker

J. Coker, LLC

Name

Company

5213 Sweet Kathleen Lane

Knoxville

TN

37918

Address

City

State

Zip

865-806-8952

cokerj81@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

933 E. Churchwell Ave.

081EA02002

Property Address

Parcel ID

Neighborhood

RN2/IH

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

Please Print

3.31.21

Date

*John Coker*  
Applicant Signature

John Coker

Please Print

3/31/2021

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## STAFF USE ONLY

**ATTACHMENTS**

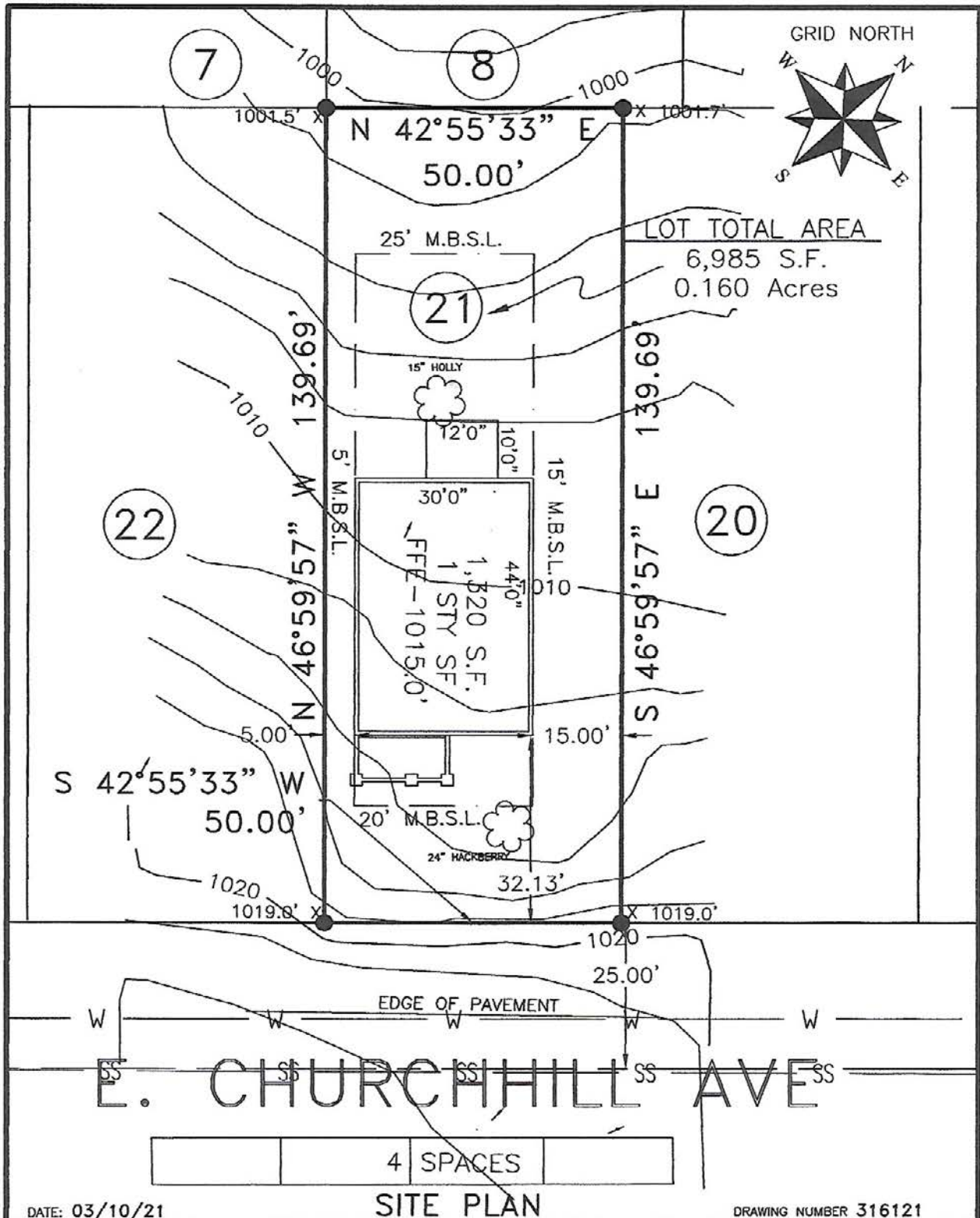
- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

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

<b>FEE 1:</b>	<b>TOTAL:</b>
<b>FEE 2:</b>	
<b>FEE 3:</b>	



DATE: 03/10/21

**SITE PLAN**

DRAWING NUMBER 316121

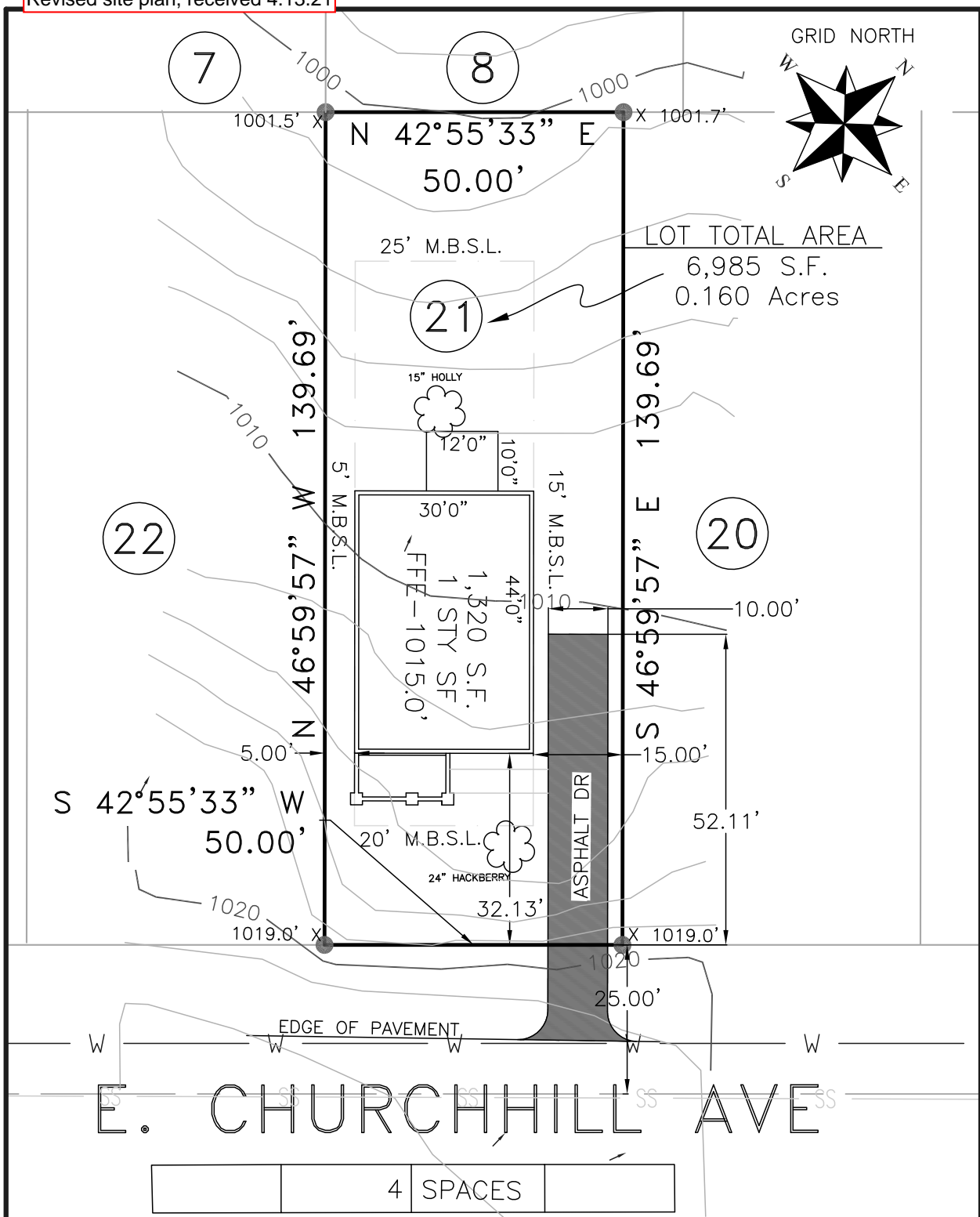
FOR **JOHN COKER**  
 ADDRESS 933 E. CHURCHWELL AVENUE  
 DISTRICT 7th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37917  
 LOT NO.21 BLOCK "55" OAKHILL ADDITION S/D  
 WARD 17th CITY BLOCK 17542 DRAWN BY SWA  
 MAP CAB.P.C. A, SLIDE 281D  
 TAX MAP 081-E GROUP A PARCEL 020.02  
 WARRANTY DEED BK.201905240069505  
 MORTGAGE CO.  
 TITLE CO.

SCALE 1" = 30'

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.



E. CHURCHHILL AVE

4 SPACES

DATE: 03/10/21

SITE PLAN

DRAWING NUMBER 316121

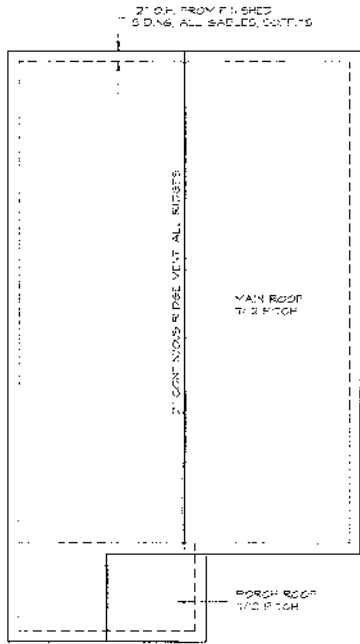
FOR **JOHN COKER**  
 ADDRESS **933 E. CHURCHWELL AVENUE**  
 DISTRICT 7th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37917  
 LOT NO. 21 BLOCK "55" OAKHILL ADDITION S/D  
 WARD 17th CITY BLOCK 17542 DRAWN BY SWA  
 MAP CAB. P.C. A, SLIDE 281D  
 TAX MAP 081-E GROUP A PARCEL 020.02  
 WARRANTY DEED BK. 201905240069505  
 MORTGAGE CO.  
 TITLE CO.

SCALE 1" = 30'  
 ABBOTT LAND SURVEYING LLC  
 STEVEN W. ABBOTT JR, RLS  
 1109 E. WOODSHIRE DRIVE  
 KNOXVILLE, TN 37922  
 OFFICE: (865) 671-1149  
 EMAIL: survmap@tds.net



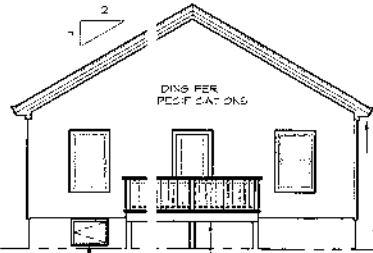
THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS 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.





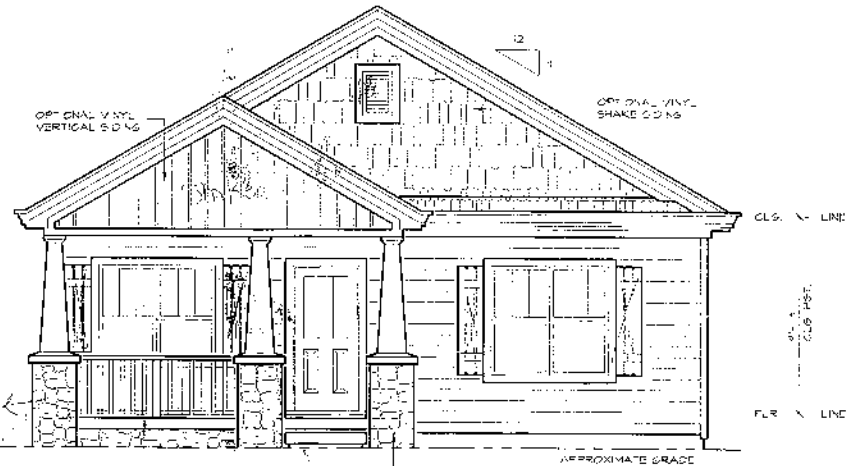
ROOF LAYOUT PLAN  
SCALE: 1/8" = 1'-0"

**NOTE:**  
ALL KINDS OF TRIM, 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.



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

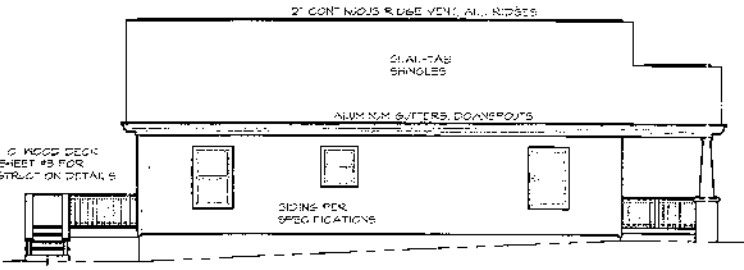
12" HIGH FROM PEAK TO EAVE  
LINE 7" FINISHED SIDING  
ALL GABLES, GUTTERS



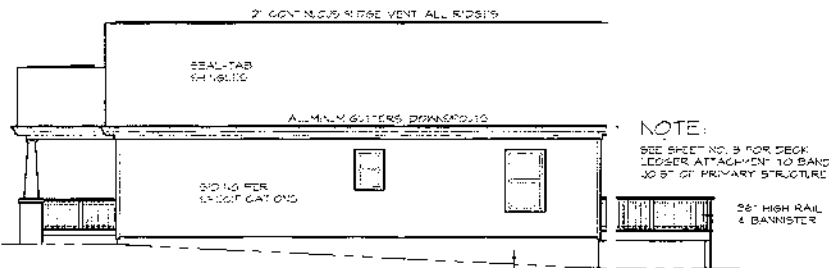
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

24" X 24" STONE BASE UP 26" FROM PORCH FLOOR, 1/4" TAPERED COLUMN OVER TYPICAL OF 13'

2" X 6" WOOD DECK SEE SHEET #3 FOR CONSTRUCTION DETAILS



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



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

Designed To 2018 IRC

**NOTICE**

THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY PURPOSES OTHER THAN FOR THE ACCURACY OF DIMENSIONS ON SQUARE FOOTAGE CALCULATION AS CONSTRUCTION. ALL STRUCTURAL, MEAN & LOADS DAMAGED BY ENGINEER AND CONTRACTOR COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGRAMMATIC ONLY AND ARE DESIGNED SPECIFICALLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING ENERGIS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF THE DESIGN. THE USER SHALL BE RESPONSIBLE & LIABLE FOR ALL DAMAGES OF THE CONSTRUCTION PROJECT. LOCAL REVERED PLANNING COMMISSION AND AMERICAN'S SHALL SUPERSEDE.

1

Sam R. Ensor

RESIDENTIAL DRAWING SERVICE  
1311 Central Ave., Knoxville, TN 37928  
Telephone: 615-347-4297

DRAWING NUMBER  
**19-0401**

DATE  
04-17-2019

BY  
SRE



