



Staff Report

Infill Housing Design Review Committee

File Number: 4-D-21-IH

Meeting: 4/21/2021
Applicant: Tyler Stinnett
Owner: Tyler Stinnett

Property Information

Location: 530 Watauga Ave. **Parcel ID** 69 N F 029
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level II Changes to Porches Visible from the Primary Street

Proposed addition of an 8' deep, 10' wide front porch. The porch is proposed for the house's façade (north) elevation (centered on the primary entry), with an 8/12 pitch front-gable roof supported by two 6" by 6" square posts. The porch roof will be clad in asphalt shingles to match the primary house, and the gable field will be clad in cedar shingles (or comparable HardiePlank or vinyl material). The porch will feature a new stepped walkway, centered on the door.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

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.
- Small stoops centered on entry and no more than five feet deep are appropriate on blocks where porches were not traditional.

9. Additions

- In making an addition, exterior covering and roof materials, doors, and windows should be selected that are like those original to the house.
 - The roof line and roofing materials should complement the original house.
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Comments

1. The house to receive a new front porch is a very simple Minimal Traditional house on a block characterized by modest (and modified) Queen Anne cottages, Craftsman houses, and Minimal Traditionals. Most houses have a front porch.
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2. Guidelines note that on blocks where porches were not traditional (blocks characterized by 1930-1950 era houses, including Minimal Traditional and Transitional Ranch houses), small stoops centered on entry are most appropriate. While the proposed house to receive a porch is a Minimal Traditional, most houses on the block feature 6'-8' deep front porches. At 10' wide, the proposed porch is modest in size and design and will create additional visual interest on a previously flat façade.

3. The proposed materials will align the porch with additional exterior rehabilitation proposed at the house. The proposed 8/12 roof pitch may be somewhat steeper than the main house; verification of the main house's roof pitch will assist the Board in determining the porch's roofline as complementary to the original house

Recommendation

Staff recommends approval of Certificate 4-D-21-IH as submitted.



4-D-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

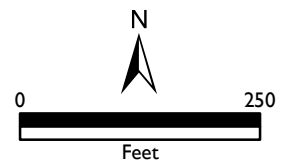


530 Watauga Ave.
Oakwood/Lincoln Park Infill Housing Overlay District

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

Applicant: Tyler Stinnett

**INFILL
HOUSING
REVIEW
BOARD**



(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



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DESIGN REVIEW REQUEST

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

Tyler Stinnett

Applicant

3.31.21

April 21, 2021

4-D-21-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

Tyler Stinnett

Restored Living LLC

Name

Company

2800 Peachtree

Knoxville TN

37910

Address

City

State

Zip

236-8034

Tylerstinnett02@gmail.com

Phone

Email

CURRENT PROPERTY INFO

New Season Prop.

865-771-3887

Owner Name (if different from applicant)

Owner Address

Owner Phone

530 Watauga Ave.

069NF029

Property Address

Parcel ID

RN2/IH

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

3.31.21

Staff Signature

Please Print

Date

[Signature]

Tyler Stinnett

3/30/21

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: new small front porch w/ roof.

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:		

Half Set back 42'

new porch
Set back 34'

old porch
Set back 32' (to be torn out)

walk way - center with
door

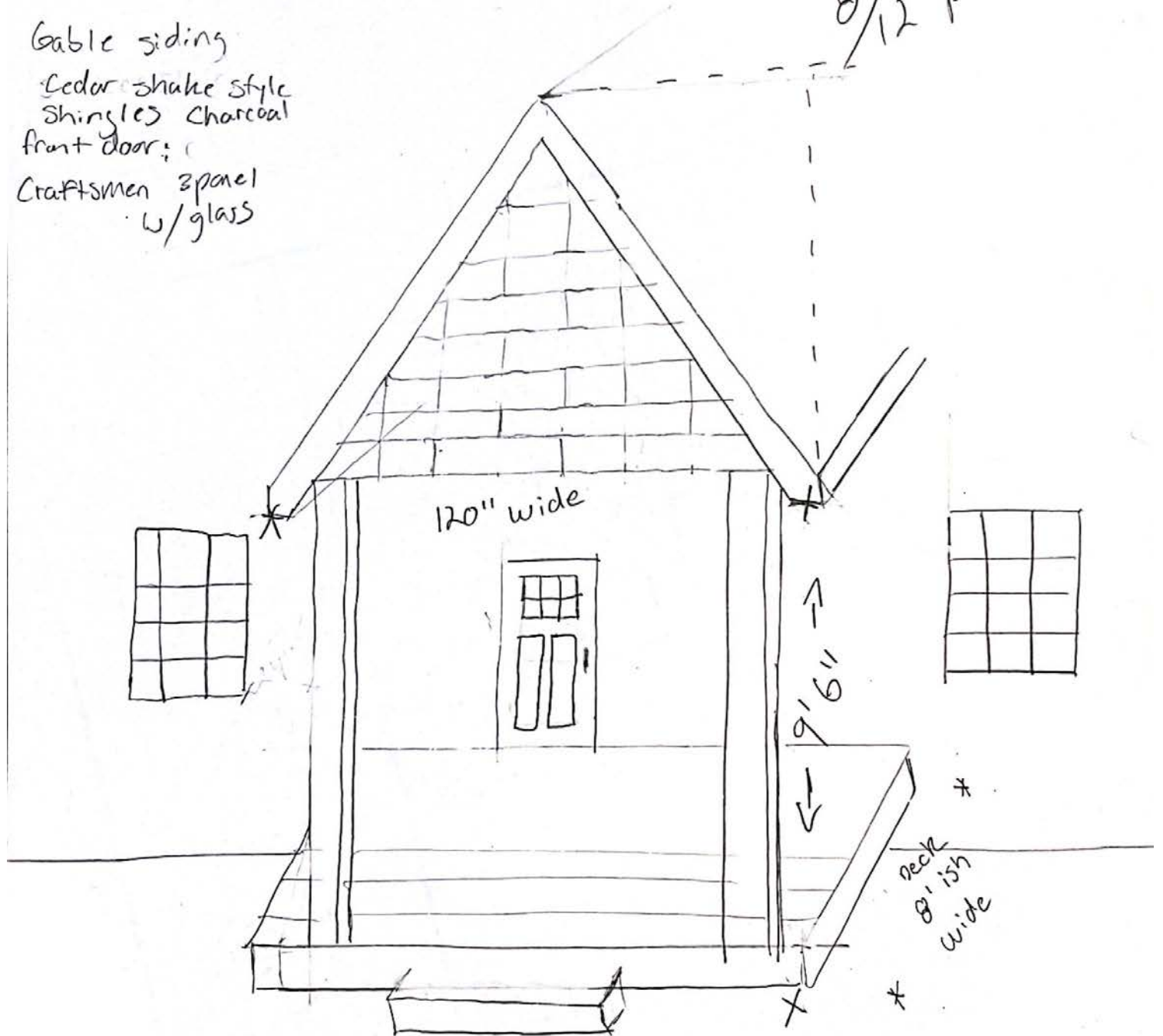
Gable siding

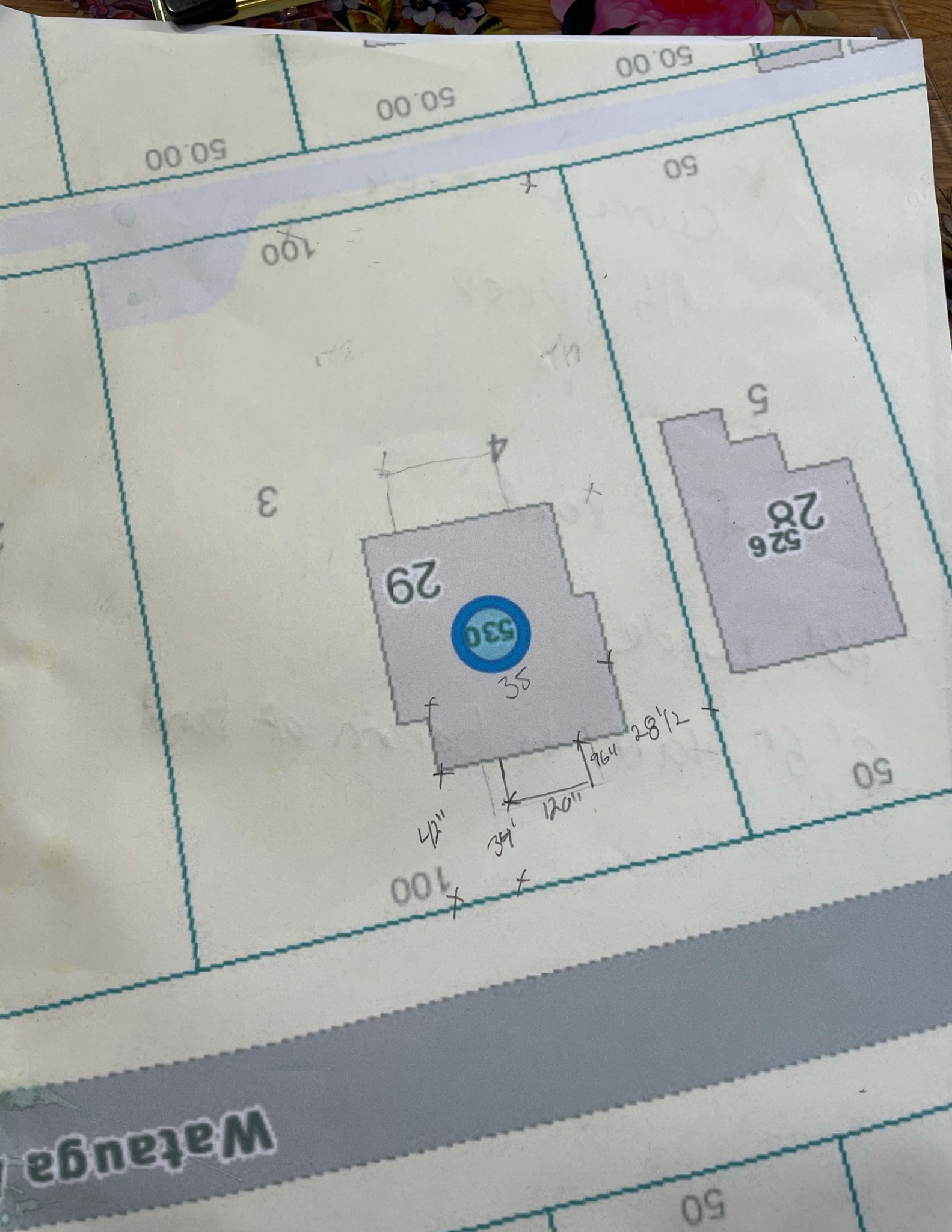
Cedar shake style
shingles charcoal

front door:

Craftsman 3 panel
w/glass

8/12 pitch





Watauga