



# Staff Report

Infill Housing Design Review Committee

File Number: 4-E-21-IH

**Meeting:** 4/21/2021  
**Applicant:** Jim Swink ETHDC  
**Owner:** East Tennessee Housing Development Corp

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## Property Information

**Location:** 3401 Bishop St. **Parcel ID** 80 M C 009  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Lonsdale Infill Housing Overlay District

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## Description of Work

Level III New Primary Structure

Proposed new residence, approximately 1,176 sq. ft., fronting Bishop Street. One-story residence features a front-gable roof (7/12 pitch, clad in asphalt shingles), an exterior of vinyl lap siding, and a split-face concrete masonry unit foundation. The house is proposed to be set 65' from the façade to the front property line, Parking is accessed by a 10' wide driveway which extends off Bishop Street to a 20' by 20' parking pad to the rear of the house. There is not an operable alley.

The façade (east) features a smaller front-gable roof massing projecting from the right half, adjacent to a recessed corner porch on the left half. The porch is supported by 8" square vinyl columns and a picket railing, and accessible by concrete steps. Paired six-over-six double-hung windows flank a half-light door on the facade. Due to the site's topography, the foundation height is approximately 8" tall on the right side and 5'-8" tall on the left side. A wood deck extends from a secondary entryway on the rear, accessible by a pressure-treated wood ramp.

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## 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.
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### 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.

### 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.

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## Comments

1. The proposed new house will be located on a block characterized by a steep topographic slope and comparable new construction developed by the same applicant. The average front setback of the block is 54'. The proposed front setback of 65' will be in line with the five houses to the north and maintain consistent front yard space. The proposed design includes a concrete walkway from the front porch to the driveway.
2. The block is characterized by one-story new construction designed by the same applicant, with other contemporary infill construction across the street. The proposed one-story house is proportional to the narrow dimensions of the lot and the other houses on the block. The site plan shows consistent side yard setbacks with the block. The final site plan should confirm the application maintains 40% or under impervious surface coverage.
3. To meet City Engineering requirements, the driveway must have at or under a 15% slope for emergency access; final drawings will need to adjust the grade or use retaining walls to accomplish. Parking meets the design guidelines, located behind the primary residence on a street without an operable alley, and should meet all City Engineering requirements.
4. The one-story, three-bay façade is similar in scale and width to the block. The proposed foundation height responds to the lot's topography and mirrors the adjacent properties. The design incorporates a projecting bay on the façade for additional complexity.
5. The design incorporates a 10' deep front porch.
6. Windows and doors are compatible with the surrounding block, and side elevations feature a sufficient number of windows.
7. The roof pitch is sufficiently steep for the neighborhood context and the house uses a roof pitch detail which is differentiated from the adjacent property.
8. Roof cladding, siding, and foundation materials meet the design guidelines and are compatible with the context. The proposed vinyl siding should use an overlap (like the adjacent properties) instead of Dutch lap or flush panels.
9. The site plan notes "trees exceeding 6 inches in diameter not impacted by construction to remain." If all trees are removed, the final project should incorporate a native or naturalized shade tree in the front and rear yards.

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## Recommendation

Staff recommend approval of Certificate 4-E-21-IH, with the following conditions:

- 1) Parking to meet City Engineering requirements;
- 2) Use a vinyl lap siding with an overlap (similar to adjacent properties) instead of Dutch lap or flush panels.



**INFILL  
HOUSING  
REVIEW  
BOARD**

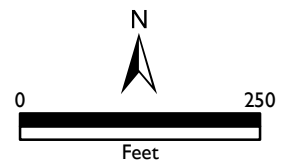
**4-E-21-IH  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



3401 Bishop St.  
Lonsdale Infill Housing Overlay District

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

Applicant: Jim Swink ETHDC





**Planning**  
KNOXVILLE | KNOX COUNTY

# DESIGN REVIEW REQUEST

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

Applicant EAST TENNESSEE HOUSING DEVELOPMENT CORP.

Date Filed 3/31/21

Meeting Date (if applicable) APRIL 21, 2021

File Number(s) 4-E-21-IH

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Name JIM SWINK

Company ETHDC

Address 10414 JACKSON OAKS WAY #202 City KNOXVILLE State TN Zip 37922

Phone (865) 918-2544

Email JIMSWINK7@GMAIL.COM

## CURRENT PROPERTY INFO

PURCHASING FROM THE CITY OF KNOXVILLE HOME MAKERS PROGRAM

KATHY ELLIS  
400 W. MAIN ST  
#522 KNOX, TN  
37902

Owner Phone (865) 215-2270

Property Address 3401 BISHOP ST. KNOX. 37921

Parcel ID 080 MC 009

Neighborhood LONSDALE

Zoning RN-2 (IH)

## AUTHORIZATION

Staff Signature Lindsay Crockett

Please Print Lindsay Crockett

Date 3.31.21

Applicant Signature Jim Swink

Please Print JIMSWINK  
ETHDC  
Project Director

Date 03/31/21

# 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: **CONSTRUCTION OF A NEW 3BR / 2 BATH 1,176 SQ. FT. SINGLE-FAMILY DWELLING. TO BE SOLD AS AN AFFORDABLE HOME.**

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:

3401 BISHOP ST.  
37921

CLT # 080MC009

**Roof Shapes and Materials**

Section 7, page 12

7:12  
SAME AS ADJACENT HOMES.

- Proposed infill specifies similar pitch to existing houses on block.
- N/A  Proposed infill respects complex roof forms of historic blocks (refer to appendix).
- N/A  Proposed infill for a pre-1940 neighborhood specifies darker shades of shingle roofing.

**Siding Materials**

Section 8, page 13

VINYL SIDING IS TYPICAL FOR STREET.

- In a neighborhood dominated by painted wood siding, the proposed infill specifies clapboard or similar substitutes.
- In a neighborhood with mixed architectural styles, the proposed infill specifies appropriate material and detail.
- The proposed infill excludes faced stone, vertical siding, and other non-historic materials.

**Additions**

Section 9, page 14

N/A

- Proposed additions to existing houses respect siding and roof materials, as well as door and window styles original to the house.
- Proposed window or door replacements should respect original style (refer to Appendix C).
- Proposed additions are located to the side or rear of original house.
- Proposed additions which require additional height are located to the rear of the house.
- Specified roof line and roofing materials for proposed addition respect original house.
- Proposed addition does not violate openness or character of front porch.

**Multi-unit Housing**

Section 10, page 15

N/A

- Proposed multi-unit housing respects traditional front yard setbacks of neighborhood.
- Proposed multi-unit housing respects height of original houses in the neighborhood.
- Proposed multi-unit housing respects rhythm and proportion of historic homes on the block.
- Proposed parking for multi-unit housing accesses existing alleys.
- Proposed housing specifies landscaping to include shade trees, in front and back yards.

**Landscape and Other Considerations**

Section 11, page 16

- For proposed infill with 25 feet or greater front yard depth, at least one shade tree is specified for planting.
- N/A  Specified fencing and/or hedges will not exceed 42 inches in height in front yard.
- N/A  Front yard fences avoid chain link and specify appropriate historic material.

**Small Lot 1930-1950 Era Houses**

Section 12, page 17

N/A

- Off-street parking is located in the side or rear yard or parallel to the street.
- Multi-unit housing is in scale with other houses on the block and across the street.
- A porch or stoop is part of the design.
- Decks or patios are located behind the house.

## DESIGN GUIDELINES CHECK LIST

Use the following check list to determine the appropriateness of proposed infill housing design for the Heart of Knoxville. For each unchecked item, please refer to the appropriate Heart of Knoxville Infill Housing Design Guidelines section.

### Front Yards

Section 1, page 5

- Setback and front door are in line and consistent with original houses on the block. **65'-0"**
- Porch and habitable portion of house is offset from street equal to neighboring houses. **10'-0" DEEP.**
- N/A**  Walkway is proposed from sidewalk (when available) to front door, perpendicular to street. **NO SIDEWALK.**
- N/A**  Fencing is constructed of traditional materials and excludes chain link, masonry, wide boards, and other contemporary materials.
- Healthy trees are marked for preservation.

### House Orientation and Side Yards

Section 2, page 6

- Proposed infill is proportional to dimensions of lot and original houses on the block. **SAME SIZE AS ADJACENT HOMES.**
- N/A**  Proposed infill on corner lots has applied for any necessary zoning variance to locate closer to side street.
- Proposed infill keeps the spacing between houses consistent with original houses on the block.

### Alleys, Parking, and Services

Section 3, page 7

- Proposed parking avoids the front yard.
- N/A**  Proposed infill house has access from alley only (where available) for garage or parking pad. (If no alley access exists, proposed garage or parking pad extends 20 feet beyond the front façade of proposed infill house.)
- N/A**  Proposed garages accessed by alley are setback at least 18 feet from centerline of alley pavement.
- Proposed parking pads, utility boxes, and waste collection points are visually screened by landscaping and/or fencing.

### Scale, Mass, and Foundation Height

Section 4, page 8

- Proposed infill elevation is proportional in scale to the original houses on the block.
- Proposed infill façade respects width of older houses on the block.
- Proposed infill attempts to incorporate historic elements of the block into the design.
- Foundation height is consistent with original houses on the block.
- N/A**  Additions that cannot conform to scale and height of streetscape are located to the side or rear of infill lot.

### Porches and Stoops

Section 5, page 9

- Proposed infill includes plans for a porch in a neighborhood where porches are dominant.
- Proposed porch is proportional to existing porches on block.
- Proposed porch maintains consistency with existing porches in setback along the street.
- Proposed porch materials and details complement the historic character and style of neighborhood (refer to Appendix C).

### Windows and Doors

Section 6, page 10

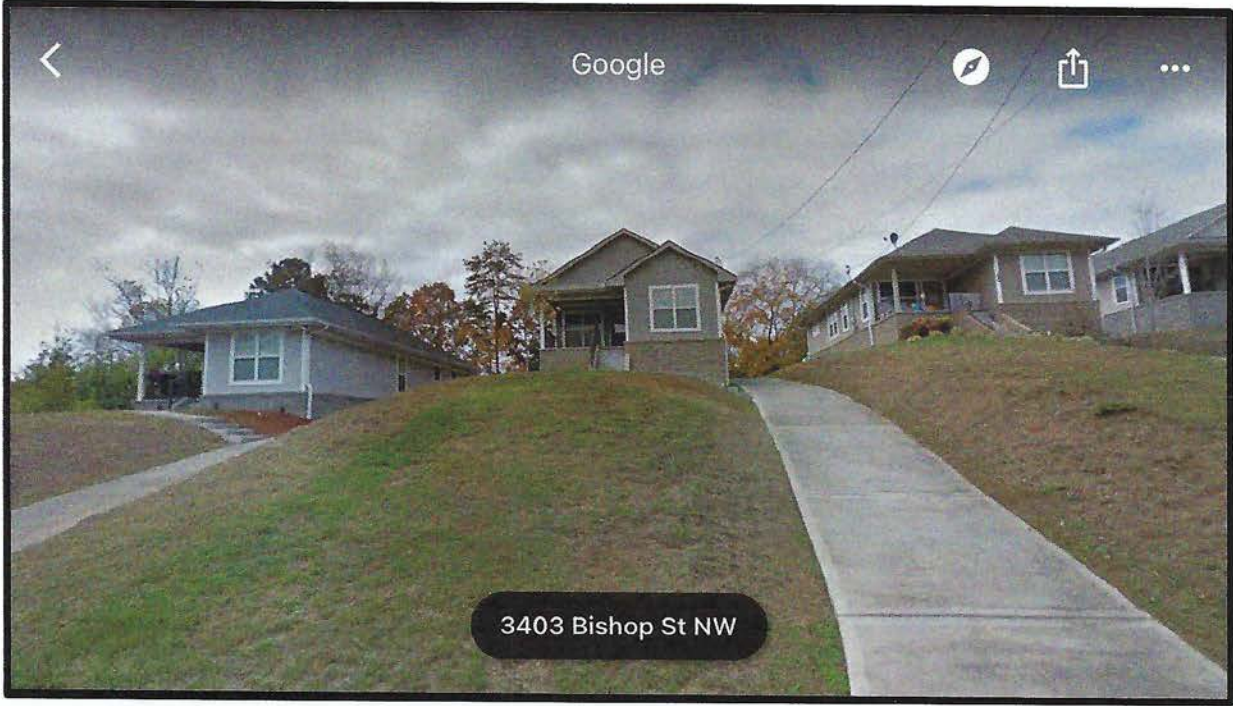
- Proposed window and door styles complement historic character and style of block (refer to appendix).
- Proposed window or door positioning does not violate the privacy of neighboring homes.
- Proposed infill excludes contemporary window styles in pre-1940 areas.
- Proposed infill respects window and door placement of older houses on the block.



**3401 BISHOP ST. KNOXVILLE, TN 37921 – CLT # 080MC009**

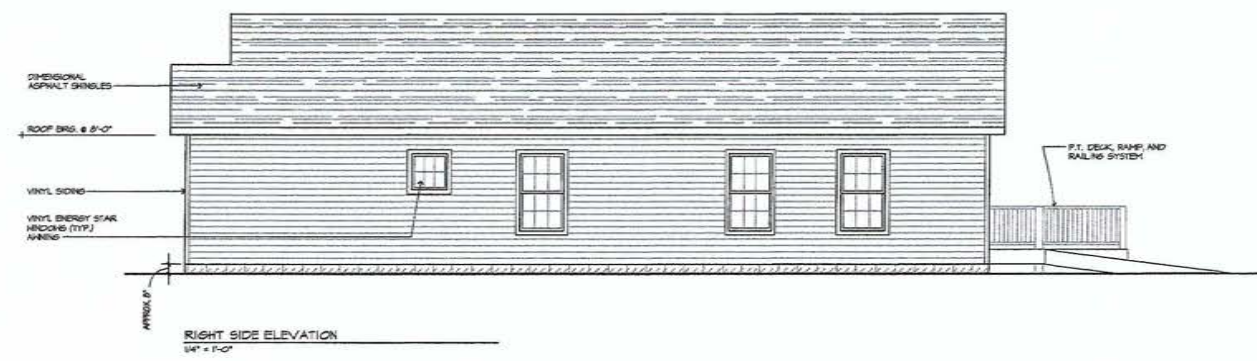
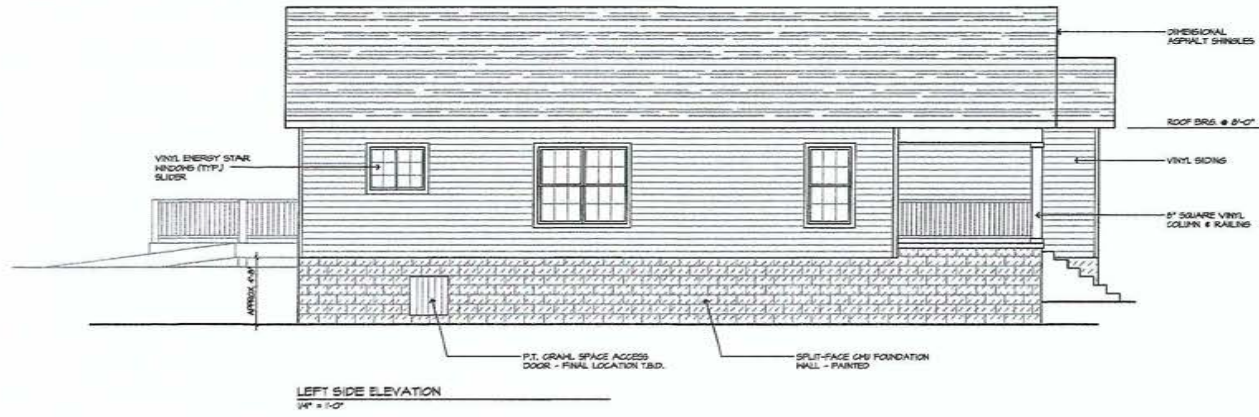
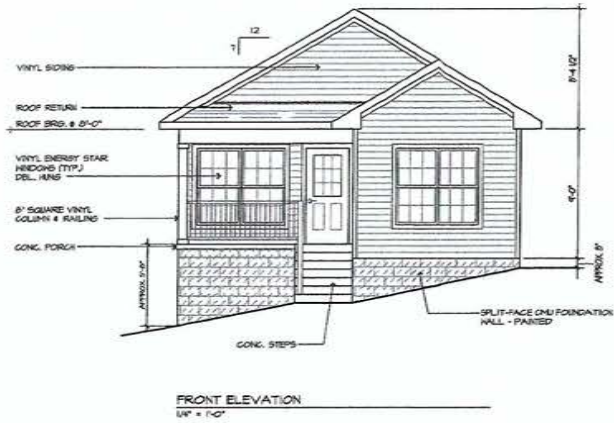
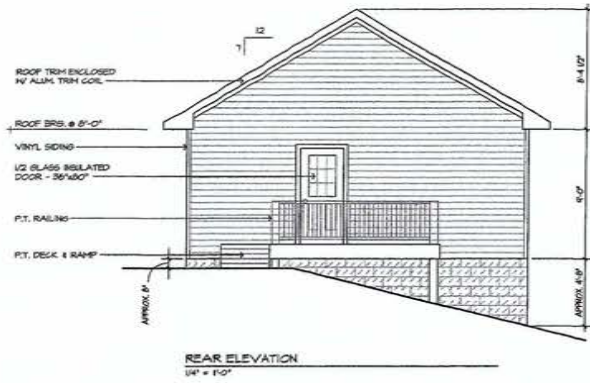


**SUBJECT LOT MARKED**



**ADJACENT DWELLINGS**





EAST TENNESSEE  
DEVELOPMENT CORP.  
3401 BISHOP ST.  
KNOXVILLE, TN 37921

THIS DRAWING HAS BEEN ISSUED:

FOR INFORMATION  
 FOR PERMITTING  
 FOR PROGRAMMING  
 FOR CONSTRUCTION

ISSUED DATE: 08/30/21

DATE	BY	DATE	BY

EXTERIOR ELEVATIONS

A1.2