



Staff Report

Infill Housing Design Review Committee

File Number: 4-F-21-IH

Meeting: 4/21/2021
Applicant: Michelle Ivester
Owner: Michelle Ivester

Property Information

Location: 1328 Texas Ave. **Parcel ID** 81 | N 001
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level I Driveways, Parking Pads, Access Points, Garages, or Similar

Expansion of existing parking pad to the right (northeast) of existing driveway. Parking pad will measure approximately 12'-15' wide and extend the length of the existing driveway. A fence will be removed to accommodate the additional parking. Final site plan may require minor revisions to meet City Engineering standards.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

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.
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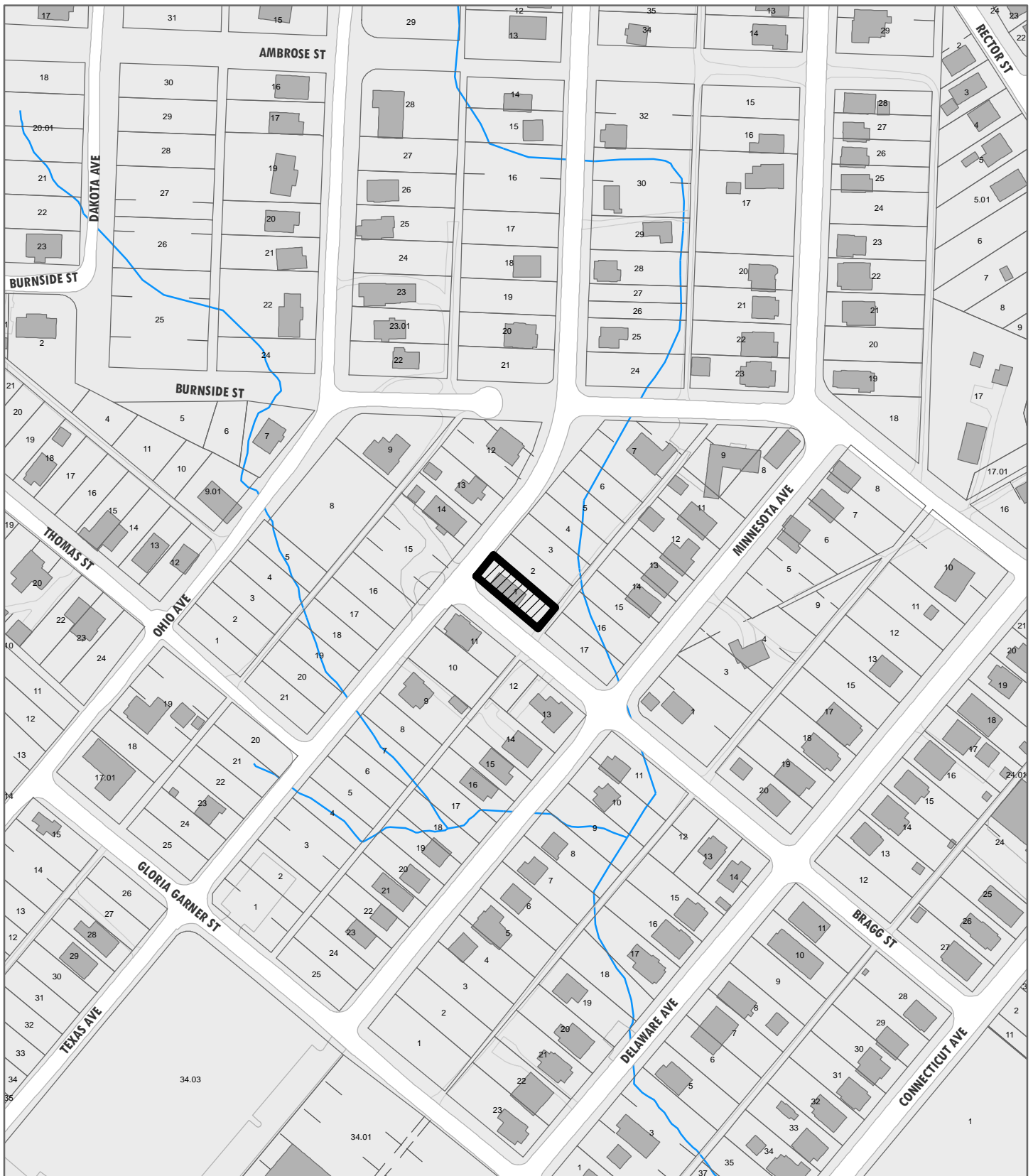
Comments

1. The proposal meets the design guidelines as it expands an existing parking area which is located behind the primary residence. It does not require an additional curb cut and does not involve the addition of any new structures.
 2. Final site plan will need to meet City Engineering requirements (including final dimensions of parking area; showing final conditions of fencing and existing gravel; avoiding gravel in the right-of-way; and containing any proposed gravel with landscape timbers or equivalent to prevent migration. Gravel must be clean, uniform-sized stone, bounded on all sides, on a quality geo-fabric.)
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Recommendation

Staff recommends approval of Certificate 4-F-21-IH, with the condition that final site plan and parking area meet

City Engineering requirements.



4-F-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

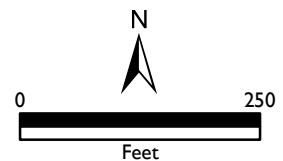
Applicant: Michelle Ivester

**INFILL
HOUSING
REVIEW
BOARD**



1328 Texas Ave.
Lonsdale 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)

Michelle & Michael Ivester

Applicant

04/02/21

Date Filed

04/21/21

Meeting Date (if applicable)

4-F-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

Michelle & Michael Ivester

Name	Company		
1131 Chickamauga Ave	Knoxville	TN	37917
Address	City	State	Zip
865-556-1818	m.ivester@hotmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Same as above/Pending Closing with the HomeMak	1131 Chickamauga Ave	865-556-1818
Owner Name (if different from applicant)	Owner Address	Owner Phone
1328 Texas Ave, Knoxville, TN 37921	0811N001	
Property Address	Parcel ID	
Lonsdale	SFR	
Neighborhood	Zoning	

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett 4.5.21

Please Print

Date

Michelle Ivester
Applicant Signature

Michelle Ivester/Michael Ivester

Please Print

04/02/21

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: Expansion of existing parking currently located off Bragg St in back of the property.

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:

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.
- Porch and habitable portion of house is offset from street equal to neighboring houses.
- Walkway is proposed from sidewalk (when available) to front door, perpendicular to street.
- 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.
- 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.
- 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.)
- 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.
- Additions that cannot conform to scale and height of streetscape are located to the side or rear of infill lot.

Porches and Stoops

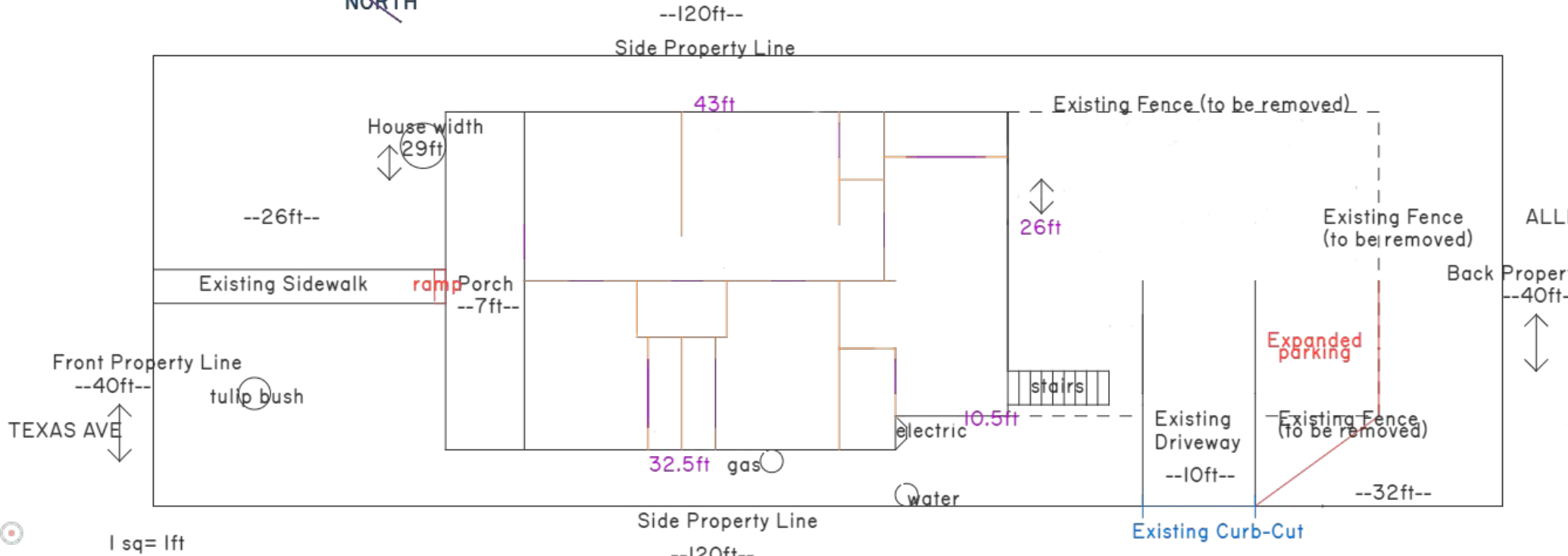
Section 5, page 9

- 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.



1 sq= 1ft
1328 Texas Ave
Knoxville, TN 37921

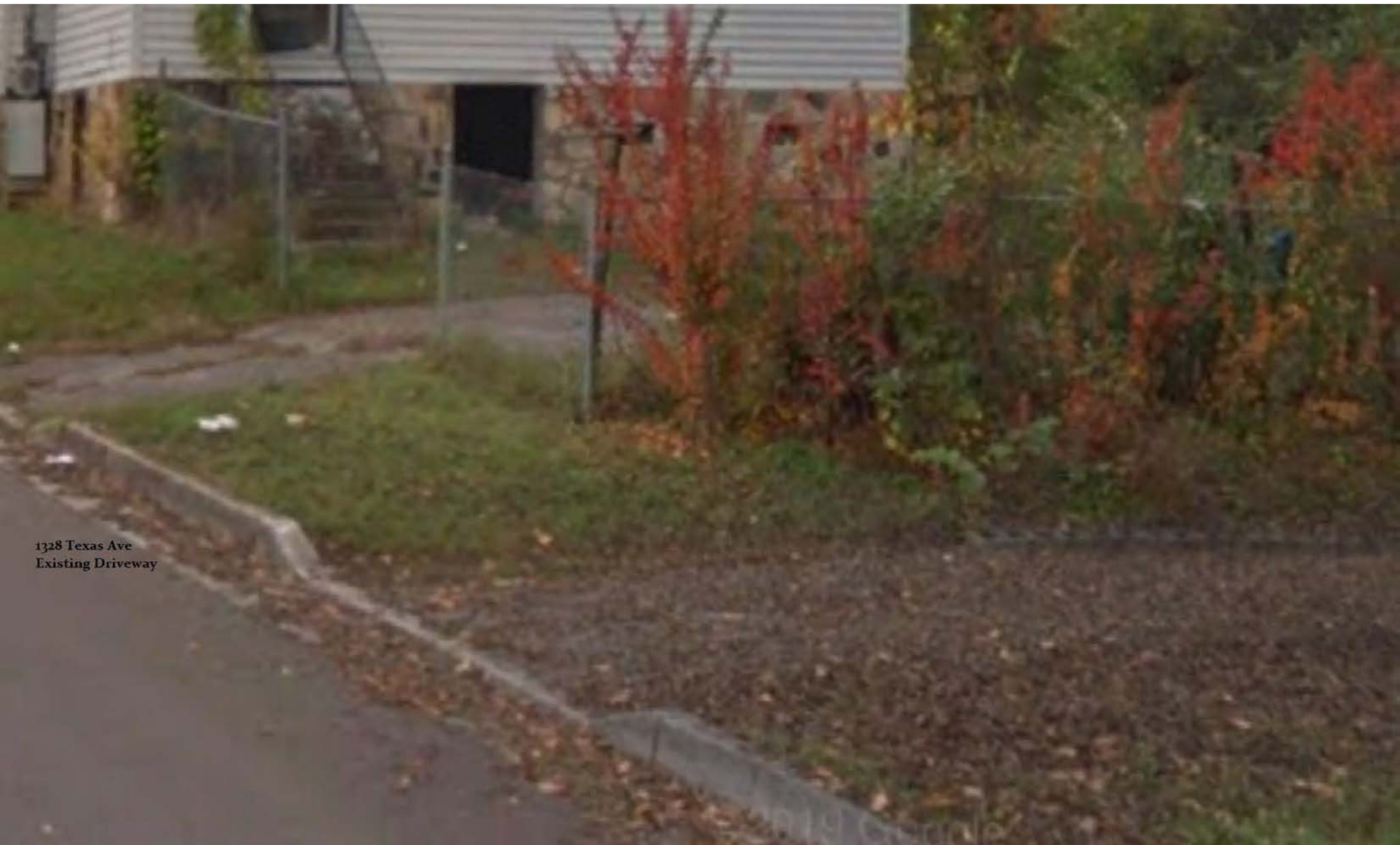
Parcel ID
0811N001

BRAGG ST

ALLEY
 Back Property
 --40ft--



1328 Texas Ave
Existing Driveway and
Alley



1328 Texas Ave
Existing Driveway



1328 Texas Ave Existing driveway