



Staff Report

Infill Housing Design Review Committee

File Number: 4-H-21-IH

Meeting: 4/21/2021
Applicant: Quinn Epperly QB Realty Team, LLC
Owner: Quinn Epperly QB Realty Team, LLC

Property Information

Location: 1215 Texas Ave. **Parcel ID** 81 | C 016
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

Proposed new primary residence. House will measure approximately 23' wide by 33' deep, featuring a front porch centered on the façade, measuring approximately 8' deep by 17' wide. The front porch will be set 20.5' from the front property line, with the left (south) elevation set approximately 5.9' from the left (south) property line.

The primary roofline is 8/12 pitch, clad in architectural shingles, with a 2x6 wood fascia board on the gables in the front and rear elevations and 1' eave overhangs on side, front, and rear elevations. The exterior will be clad in horizontal lap siding.

Front porch features a front-gable roof with an 8/12 pitch, supported by two square 6 by 6 posts with square caps and bases.

The façade (east) features two double-hung, one-over-one windows flanking a centrally-located Craftsman-style door. Two double-hung windows are equally spaced on the right (north) elevation, with two on the left (south elevation). The rear elevation features sliding glass doors on the right side.

Access is provided by 10' wide concrete driveway which extends from Texas Avenue, along the right side of the house, with a 16' wide concrete driveway surrounded by landscaping on the rear.

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.

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.

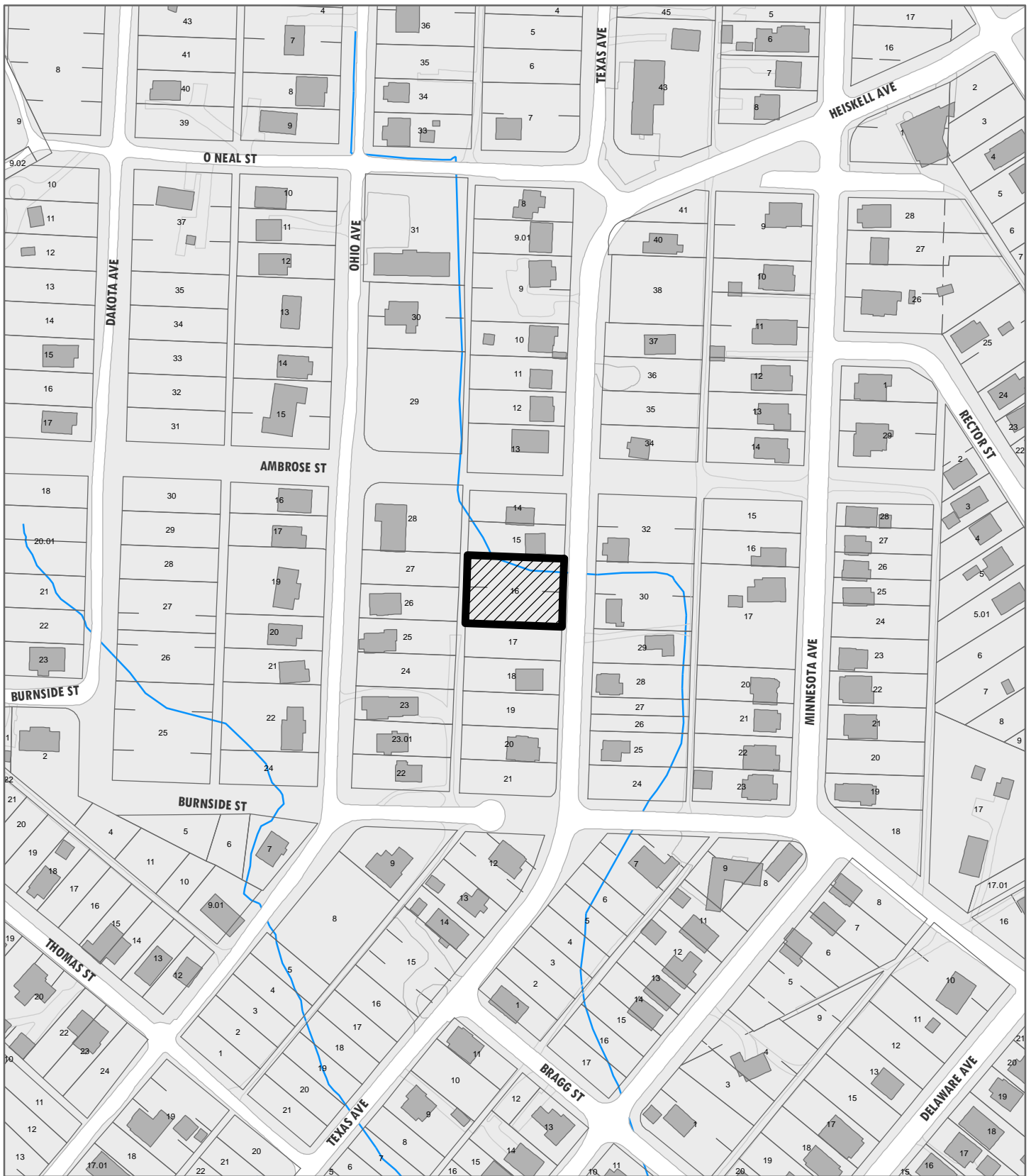
Comments

1. The house is proposed with a front setback of 20.5' from the front porch to the property line, and 28.5' to the primary residence. The proposed new construction at adjacent 1219 Texas Avenue will reflect the same setback pattern. The proposed front setback will maintain front yard spaces consistent with the rest of the block.
2. The 1200 block of Texas Avenue features a variety of simple housing styles, including several Queen Anne cottages, Minimal Traditionals, and some contemporary infill construction. A one-story, modestly-sized house is somewhat smaller in scale than other houses on the block. A 24' wide façade is smaller than original houses on the block. Foundation height should be verified to reflect heights of original houses in the surrounding blocks.
3. The 8' deep front porch meets the design guidelines for size and placement.
4. Guidelines recommend window and door styles to be comparable to original or historic houses on the block; the revised elevation drawings incorporate double-hung windows with sufficient transparency for a small house. Applicant has noted the final window selections will be one-over-one instead of the Prairie-style muntins shown on the elevation drawings.
5. The proposed roof has an 8/12 pitch, which is sufficiently steep to meet the design guidelines. Horizontal siding also meets the design guidelines; applicant should select a lap siding instead of Dutch lap or flush panel siding to reflect historic context.
6. The applicant proposes to extend the driveway off Texas Avenue. While guidelines encourage using operable alleys whenever possible, the alley on the 1200 block of Texas Avenue stops behind 1227 Texas Ave. City Engineering has confirmed the alley is not operable behind 1227 Texas Ave, so access will have to extend off Texas Avenue. The proposed parking meets City Engineering requirements and the Infill Housing guidelines.
7. The site plan shows native shade trees in the façade and rear yards, which meets design guidelines for landscaping. Landscaping is shown to surround the parking pad in the rear.
8. A 10' by 10' rear porch is shown on the site plan but not elevation drawings.

Recommendation

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

- 1) Parking to meet City Engineering standards;
- 2) Use horizontal lap siding instead of Dutch lap or flush panel siding to reflect historic context;
- 3) Use a foundation height and cladding materials comparable to historic houses on the block;
- 4) Incorporate a zero-step entry and meet City Homemaker accessibility requirements;
- 5) Introduce a variation in the design between 1215 Texas Avenue and 1219 Texas Avenue (4-I-21-IH), with approval by staff.



4-H-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

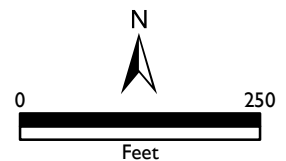
**INFILL
HOUSING
REVIEW
BOARD**



1215 Texas Ave.
Lonsdale Infill Housing Overlay District

Applicant: Quinn Epperly QB Realty Team, LLC

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)

QB Realty Team LLC

Applicant

4/1/21

April 21, 2021

4-H-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

Quinn Epperly

QB Realty Team LLC

Name

Company

2042 Town Center Blvd, PMB 318

Knoxville

TN

37922

Address

City

State

Zip

8659638462

Qbrenovations@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1215 Texas Ave

081IC016

Property Address

Parcel ID

Rosedall Add

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

4/1/21

Staff Signature

Please Print

Date

Tyler Quinn Epperly

Tyler Quinn Epperly

4/1/21

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: Alteration from a 1 bedroom 1 bath 648 square foot single level home to a 2 bedroom 1 bathroom, 754 square foot single level home.

STAFF USE ONLY

ATTACHMENTS

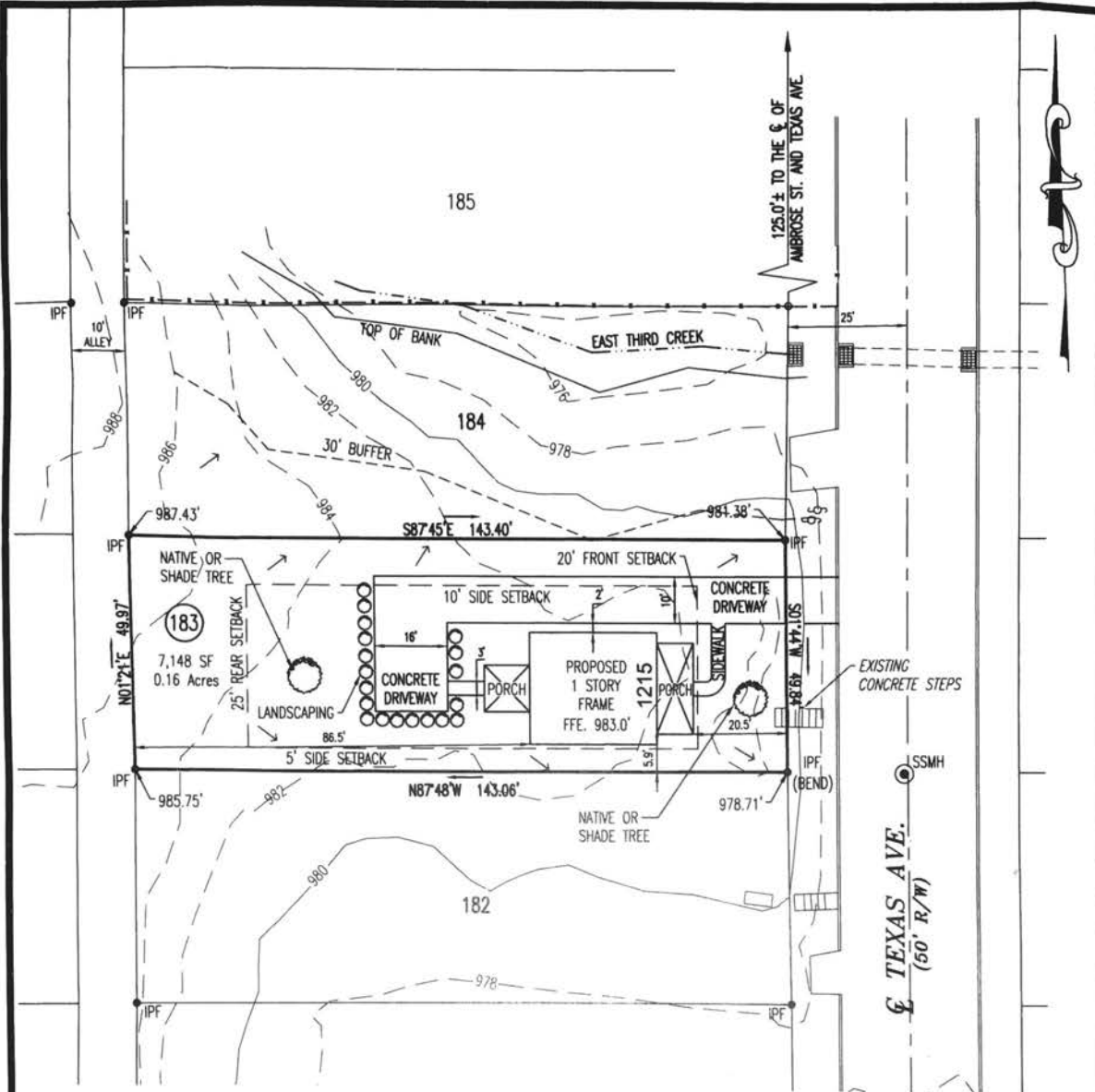
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

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:		



LEGEND

- IPF ● IRON ROD FOUND
- IPF ○ IRON PIN SET
- SSMH ● SANITARY SEWER MANHOLE
- FENCE
- PROPOSED FLOW DIRECTION



SCALE: 1" = 30'



NOTES:

1. IRON PINS FOUND (IPF) SHOWN ON MAP. ALL OTHER CORNERS SET BY BHN&P, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
2. THIS PROPERTY IS ZONED RP-2/H-1.

CERTIFICATE OF THE ACCURACY OF SURVEY

SURVEY ACCURACY SHALL MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE. I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

David B. Harbin

REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. 2915 DATE: 3/12/21

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6473
 email@bhn-p.com



R21-0139

PLOT PLAN FOR LOT 183, ROSEDALE ADDITION TO THE CITY OF KNOXVILLE

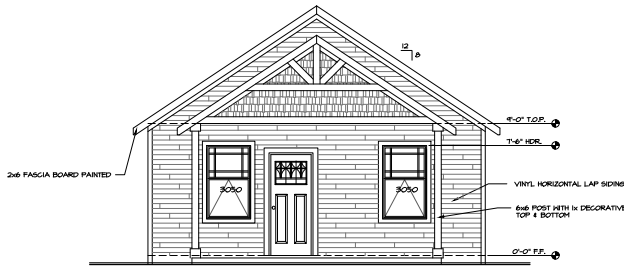
TAX MAP NO. 81-IC, PARCEL PART OF 16, WARD No. 19,
 CITY OF KNOXVILLE, DISTRICT NO. 8, KNOX COUNTY, CITY BLOCK 19184
 ADDRESS 1215 TEXAS AVE., KNOXVILLE, TN 37921
 REFERENCE DEED: INSTR. #201005280074452
 REFERENCE PLAT: CABINET B, SLIDE 236B

SCALE 1"=30'

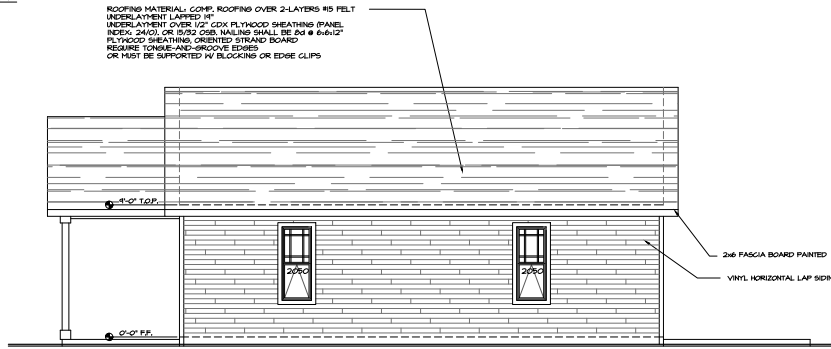
DATE 10/16/2020

ORDERED BY _____

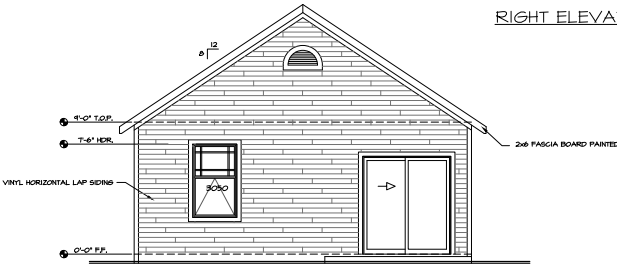
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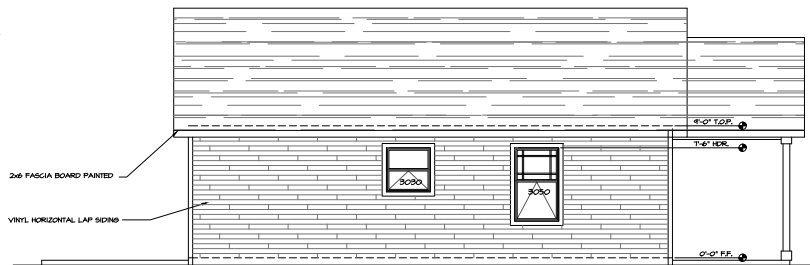
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

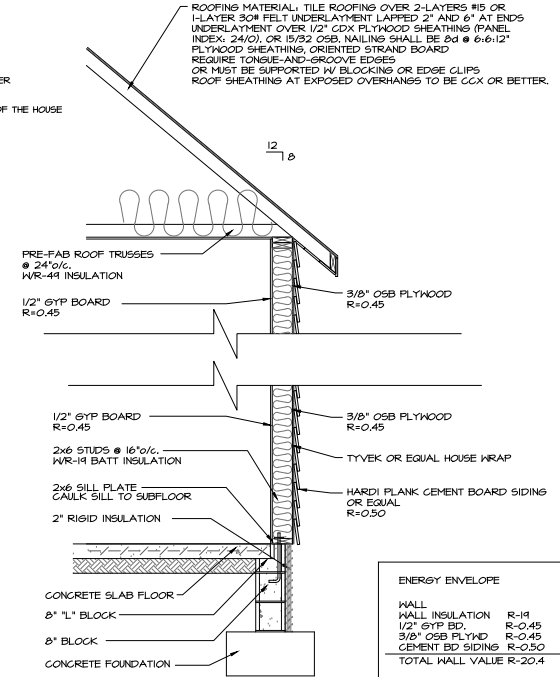


LEFT ELEVATION

- NOTE:**
- BALLOON FRAME ALL EXTERIOR WALLS WHERE APPLICABLE TO UNDERSIDE OF TRUSSES.
 - THO (2) LAYERS OF GRADE "D" PAPER IS REQUIRED AT HOOD SHEAR PANELS
 - PROVIDE 1x3 HOOD BATTENS WHERE ROOF EXCEEDS 7/12 SEE E.R. #2656
 - EXTERIOR FINISH TO BE VERTICAL AND HORIZONTAL SIDING TO BE DETERMINED BY OWNER
 - GUTTER LOCATION AND MATERIAL AND STYLE TO BE DETERMINED BY OWNER ALL DOWNSPOUTS TO DRAIN INTO DRAINAGE LINES DISCHARGING AT THE LOWEST SIDE OF THE HOUSE
 - PROVIDE ATTIC VENTILATION AS PER CURRENT IRC SECT. 1203.2 FOR EAVE VENTS PROVIDE 1st OF VENT FOR EVERY 150sf OF ATTIC.
 - PROVIDE AN APPROVED WATERPROOF BUILDING PAPER UNDER HOOD SIDING

ATTIC VENTS HOUSE

NOTE FOR 1/500 OF THE AREA OF THE SPACE VENTILATED, PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96. IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION AND PROVIDED 30% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE)



WALL SECTION

ENERGY ENVELOPE	
WALL	R-11
FLOOR INSULATION	R-11
1/2" GYP BD	R-0.45
3/8" OSB PLYND	R-0.45
CEMENT BD SIDING	R-0.50
TOTAL WALL VALUE	R-20.4
FLOOR	R-11
ATTIC INSULATION	R-41

GENERAL MECHANICAL NOTES:

- MECHANICAL CURSER PROVIDE TWO VERTICAL DUCTS OR FLEXIBLES 180 IN. PER 4000 BTUH INPUT EACH DUCT OR FLEXIBLE, ONE TO TERMINATE 12" ABOVE FINISHED FLOOR OR TO TERMINATE 12" BELOW CEILING. PROVIDE 6" MIN EXHAUST FLEX.
- EXACT LOCATIONS & SIZE OF SUPPLY & RETURN REGISTERS TO BE DETERMINED BY THE HVAC CONTRACTOR.
- BACK DRAFT DAMPER REQUIRED ON EXHAUST FANS
- MECHANICAL VENTILATION FOR TOILET COMPARTMENTS, BATHROOMS AND LAUNDRY ROOMS SHALL BE COMPLY WITH CURRENT IRC APPENDIX (B)
- MECHANICAL VENTILATION FOR OTHER HABITABLE ROOMS SHALL COMPLY WITH CURRENT IRC APPENDIX (B)
- ALL DUCTS PENETRATING THE SEPARATION OF THE GARAGE ONE-HOUR FIRE WALL SHALL BE CONSTRUCTED OF NOT LESS THAN 20 GAUGE GALVANIZED STEEL AND BE CONTINUOUS WITHOUT OPENINGS OR NON-METALLIC CONNECTIONS
- VENT DRYER TO EXTERIOR 2" MAX OR DESIGNED, DUCT TO BE SMOOTH W/BACKDRAFT DAMPER
- ALL HVAC DUCTS SHALL HAVE R-8 INSULATION WRAPPING AND SHALL BE CONSTRUCTED AND INSTALLED PER CURRENT IRC SECTION (E) 902.4(1)
- NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE AND ALL EXPOSED GAS PIPING SHALL BE KEPT 6" ABOVE THE GRADE OF STRUCTURE. GAS PIPING UNDER A CONCRETE SLAB MAY BE PERMITTED ONLY WHEN INSTALLED IN ACCORDANCE TO THE STANDARD APPROVED BY THE BUILDING OFFICIAL. THE 1ST" BUILDING OR STRUCTURE SHALL INCLUDE PORCHES AND STEPS, HEATHER COVERED OR UNCOVERED, BREEZEWAYS, ROOF PORTE-COCHERS, ROOFED PATIOS, CARPORTS,
- FLEXIBLE FACTORY-MAKE AIR DUCTS SHALL BE SUPPORTED AS PER IRC SECTION 603
- MECHANICAL QUICK DISCONNECTS MUST BE READILY ACCESSIBLE
- HEIGHT TO COMBUSTIBLE MATERIAL ABOVE KITCHEN RANGES 30" (UNPROTECTED), 24" (PROTECTED), 6" (MORPHN)
- THE FOLLOW SHALL BE CERTIFIED BY THE REG. WATER HEATERS, SHOWER HEADS AND FAUCETS, SPACE CONDITIONING EQUIPMENT.
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3" FROM THE PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (E. DRYERS, BATH AND UTILITY FANS ETC. AND ALSO 3" FROM DOORS, WINDOWS, SILL LIGHTS OR ATTIC VENTS).
- VENTS TERMINATING IN TYPE "B" OR "C" GAS VENTS WITH LISTED VENT CAPS SIZED 12" OR SMALLER SHALL BE PERMITTED TO BE TERMINATED IN ACCORDANCE WITH TABLE 503.6.2 FOR 6" O.D. ROOF 2" MIN HEIGHT
- FAN & WATER HEATERS WHICH GENERATE A GLOW PLANE OR SPARK LOCATED IN A GARAGE SHALL BE INSTALLED SUCH THAT THE IGNITION IS AT LEAST 18" ABOVE FINISHED FLOOR
- BUILDING CAVITIES AND FLEXIBLES DEFINED OR CONSTRUCTED WITH MATERIALS OTHER THAN SEALED SHEET METAL DUCT BOARD OR FLEXIBLE DUCT SHALL NOT BE USED FOR CONVEYING CONDITIONED AIR. BUILDING CAVITIES MAY CONTAIN DUCTS.

REVISIONS	BY

0012024A_1

PROJECT
QUIN SPEC HOUSE
 1215 TEXAS AVE
 KNOXVILLE TN

EXTERIOR
 ELEVATIONS
 WALL
 SECTION

A & R
 DESIGN & DRAFTING
 SERVICE
 303
 LIBBON COTT TENNESSEE 37112
 606-594-8802 102.ETTER@A&R.COM



DATE 3/31/2021
 SCALE 1/4"=1'-0"
 DRAW R.J.
 JOB 0012024
 SHEET

A-2
 OF SHEETS