



Staff Report

Infill Housing Design Review Committee

File Number: 4-J-21-IH

Meeting: 4/21/2021
Applicant: Jonathan Wilkins
Owner: Jonathan Wilkins

Property Information

Location: 468 Chickamauga Ave. **Parcel ID** 81 C A 015
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level II Additions Visible from the Primary Street

Proposed rear dormer addition. Property is a corner lot and addition is visible from Chickamauga Ave and Felts Street. Existing dormer is small, low-pitch, shed-roof dormer with a small two-light window. To accommodate additional interior space, applicant proposes to remove the shed-roof dormer and add a gable-roof dormer to reflect the general proportions and design of the gable-roof dormer on the façade.

Proposed dormer will feature a 6.75/12 pitch roof with fascia and eave overhangs to reflect details on the main house. Dormer will measure 124" wide and 109" tall (base of dormer to roof peak). The roof peak will be set 346.5" from the right side of the primary roof gable. The dormer will feature an asphalt shingle-clad roof to match the house, and be clad in cedar shake siding. The dormer has a small two-light rectangular window.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

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.
 - If replacement is necessary, new windows and doors should be in keeping with the style and openings of the original design.
 - Additions should be made to the rear or side of the house. Taller additions should be made to the rear of the house to keep the original scale of the front façade consistent with other houses along the block.
 - The roof line and roofing materials should complement the original house
-

Comments

1. The proposed addition will replace an existing dormer on the rear roof slope of the house. Placement of the dormer addition is appropriate.
 2. The overall scale of the dormer addition is comparable to the existing dormer on the front roof slope, including the proposed roof pitch.
-

3. The dormer will receive cedar-shake siding compatible with the house's Craftsman design and an asphalt shingle roof to match the existing house.
 4. If the proposed addition is to hold a bedroom, a window appropriately sized for egress would be required. The dormer appears sufficiently large to accommodate an egress window, if necessary; final specifications of window selection should be submitted to staff for approval
-

Recommendation

Staff recommends approval of Certificate 4-J-21-IH, with the condition that final specifications of dormer window be submitted to staff for approval.



4-J-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

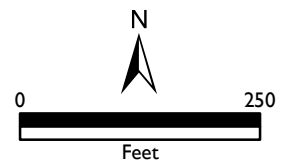
Applicant: Jonathan Wilkins

**INFILL
HOUSING
REVIEW
BOARD**



468 Chickamauga Ave.
Oakwood/Lincoln Park Infill Housing Overlay
District

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



(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



Planning

KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Jonathan P. Wilkins

Applicant
4/2/2021

4/21/2021

4-J-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
- Jonathan P. Wilkins

Name	Company	TN	37917
468 Chickamauga Ave	Knoxville		

Address	City	State	Zip
843-906-7502	jonathanpwilkins@gmail.com		

Phone	Email

CURRENT PROPERTY INFO

Jonathan P. Wilkins	468 Chickamauga Ave	843-906-7502
---------------------	---------------------	--------------

Owner Name (if different from applicant)	Owner Address	Owner Phone
468 Chickamauga Ave	081CA015	

Property Address	Parcel ID
Oakwood/Lincoln Park	RN-2

Neighborhood	Zoning

AUTHORIZATION

<i>Lindsay Crockett</i>	Lindsay Crockett	4.5.21
Staff Signature	Please Print	Date

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: Expanding an existing dormer. Will turn a small shed dormer into a larger gable dormer.

Rear facing Southern 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:		

INFILL HOUSING REQUESTS CAN INCLUDE:

- New primary structure (Site built, modular*, or multi-sectional**)
- Additions visible from the primary street
- Changes to porches visible from the primary street
- Driveways, parking pads, access point, garages or similar facilities

**Submit Manufacture, Distributor and Installer; ** Submit Home Dealer and Stabilizer*

AN APPLICATION FOR AN INFILL HOUSING COA MUST INCLUDE:

- Dimensioned and scaled **site plan** with address and CLT# (parcel ID #). Site plans must include the following:
 - ✓ Scale of drawing, which must be a minimum of 1" = 40' All structures, including accessory buildings
 - ✓ Driveways, walkways within the property (i.e., from parking pad to house, from front door to sidewalk, etc.)
 - ✓ Trees to be retained or planted
 - ✓ Depth of front porch, if new construction or a porch addition
 - ✓ Setbacks (front setback to primary structure and to front porch, side setbacks)
 - ✓ Driveway and sidewalks locations (proposed and existing)
 - ✓ Alley location if lot is adjacent to an alley
- **Elevation drawings:** scaled and dimensioned drawings of front, side, and rear elevations. Include approximate height of foundation elevation at corners and finished floor elevation.
- Heart of Knoxville Infill Guidelines **checklist**, completed (at the end of the Heart of Knoxville Infill Design Guidelines)
- **Photographs** of existing conditions to be modified, fully labeled

(1) Download and fill out this form
(2) Complete ALL sections and save

(3) Print and return to KNOXVILLE-KNOX COUNTY PLANNING OFFICE
OR email to addressing@knoxplanning.org

Reset Form



Address Request

February 2021

Existing addresses may be reassigned to meet current addressing regulations. Zip codes are assigned and certified by the USPS.

- Assign New Official Address *Building a new residential or non-residential structure or creating a new commercial suite*
- Certify Existing Address *Remodeling an existing residential or non-residential structure or renovating an existing commercial suite*
- Assign Temporary Address *No structure will be built or renovated; address will not remain when work is complete*
- Resolve Address Discrepancy *Address used for mail differs from address on tax or utility bill*

APPLICANT INFO

Jonathan P Wilkins

Applicant Name

Company

jonathanwilkins@gmail.com

Email Address

615-906-7502

Phone

Date

PROPERTY INFO

Same

Owner Name

city ward
lot 17+18

Complete Parcel ID

081CA015

Subdivision Name

Unit / Phase No.

Lot No.

search at www.kgis.org

RESIDENTIAL

- Single-family
- Multi-family
- Apartment
- Group Home
- Accessory Dwelling
- Mobile Home
- Duplex
- Condo
- Townhome

NON-RESIDENTIAL

- Business.....Business Name _____
- Accessory Structure w/ power (barn, shed, workshop, etc.)
- Cell Tower Collocation / Small Cell.....Provider _____
- Residential Care Facility
- Mailbox Kiosk
- Utility Connection

Other Info

ASSIGN NEW OFFICIAL ADDRESS

Building a new residential or non-residential structure or creating a new commercial suite



Attach required Site Plan / Sketch

Show property lines, location of new/existing structure(s), and driveway access to the street.

CERTIFY EXISTING ADDRESS

Remodeling an existing residential or non-residential structure or renovating an existing commercial suite

468 Chickamauga Ave, Knoxville, TN 37917

Address

Apartment / Suite Number

ASSIGN TEMPORARY ADDRESS

No structure will be built or renovated; address will not remain when work is complete

- Plans Review
- Utility Cost Estimate
- Grading/Driveway Permit
- Other _____

RESOLVE ADDRESS DISCREPANCY

Address used for mail differs from address on tax or utility bill

Property Address

Mailing Address

Knoxville-Knox County Planning | 400 Main St, Suite 403 | knoxplanning.org/addressing
addressing@knoxplanning.org | 865.215.2507 | Fax: 865.215.2237

Work Order

Site: 468 Chickamauga Ave.
Knoxville, TN 37917

Owner: Jonathan and Annie Wilkins

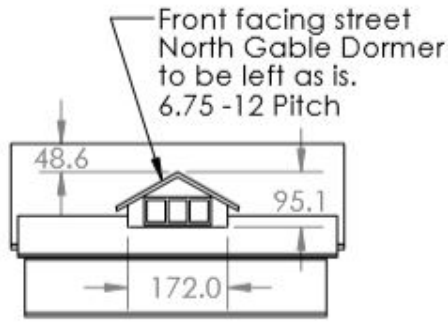
Attached are preliminary designs for a gable dormer addition on the south facing roof. A small shed dormer will be removed, and the new gable dormer will be erected aligned with the existing 1st floor load bearing walls. The new gable dormer will resemble an existing dormer on the front side of the home. The new dormer will have a 6 ¾ - 12 pitch (~29.4° inclination). The homeowner will finish the interior of the structure, and also will attach cedar shake siding on the exterior. Included within the full scope of the work tasked to "Lightspeed" construction includes framing, sheathing, wrapping, flashing, and shingling of the addition. The framing will accommodate an internal width of at least 109.5 inches.

Table of Contents:

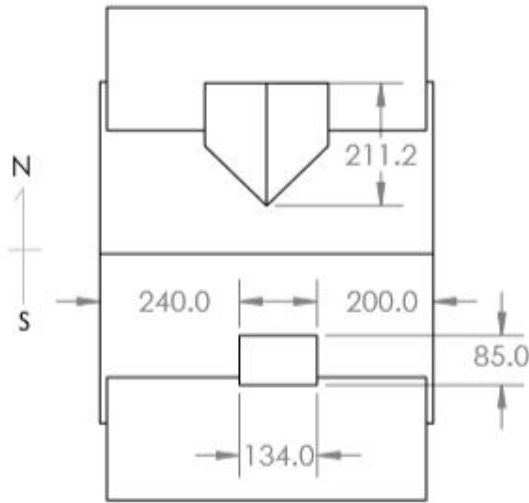
"As is" Roof Detail	2
New Roof Detail	3
Site Plan Image of Lot lines and dimensions:	4
Site Plan Image of Shrubs and Trees	5
West Elevation / Side of House	6
South Elevation / Rear of House	7
Photos of Site	9-12
Design Comparisons	13-14
Renderings of Addition	15-16
Concept: Partial Floor Plan	17
Concept: Complete 2 nd Story Floor Plan	18
Method of Creating these Drawings	19-22

468 Chickamauga Ave
Knoxville TN 37917

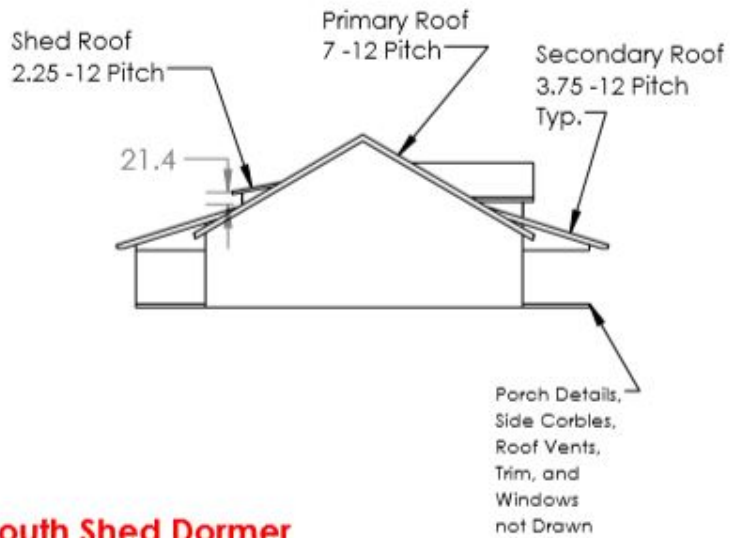
Units in inches
Scale 1 : 300



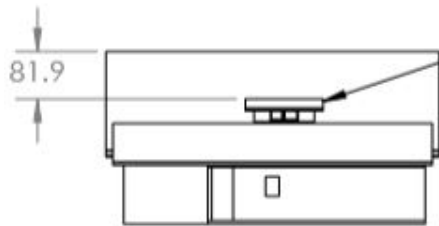
North Elevation



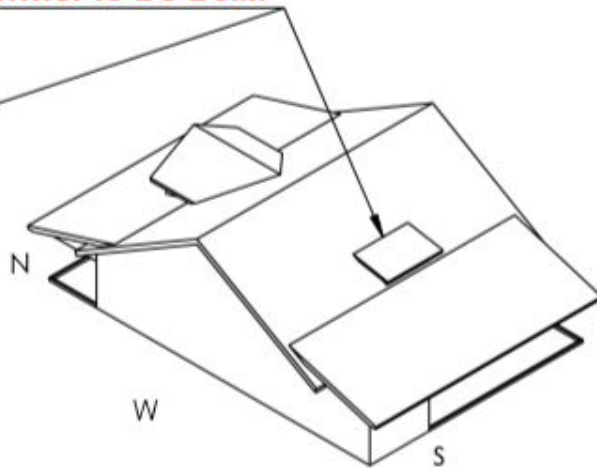
Top View



**South Shed Dormer
to be removed
and Larger Gable
Dormer to be built.**



South Elevation

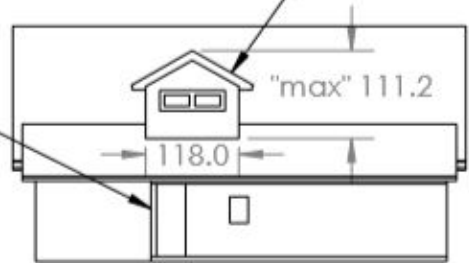


468 Chickamauga Ave
Knoxville TN 37917

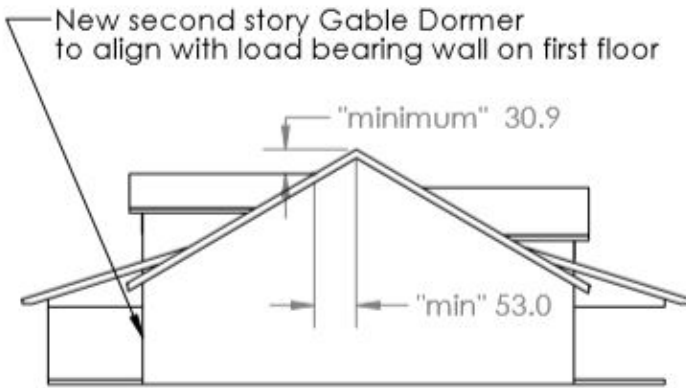
Units in inches
Scale 1 : 225

New Gable Dormer to match
the North Dormer's 6.75 -12 Pitch.

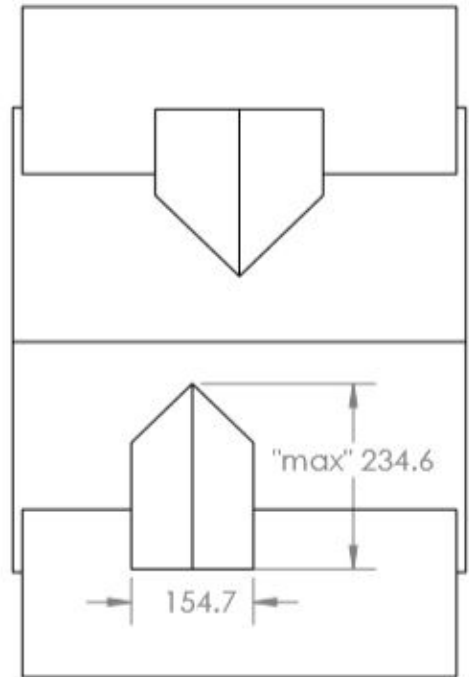
Offset Dormer to align
with first story wall for
load distribution.



South Elevation

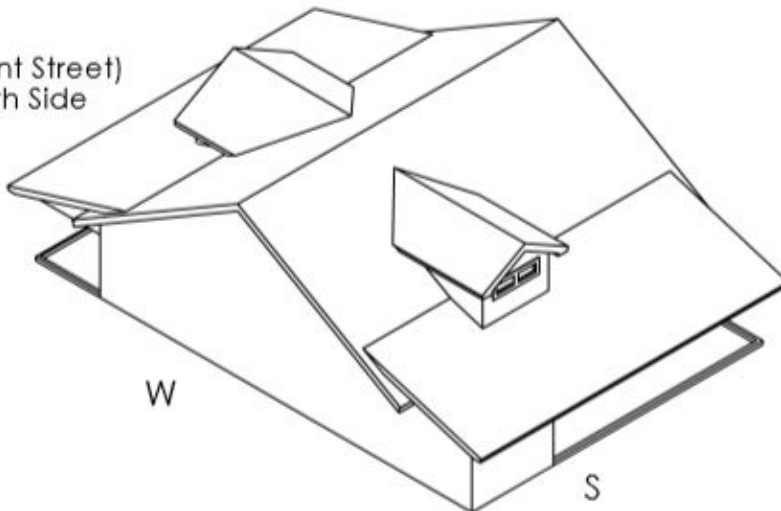


East Elevation



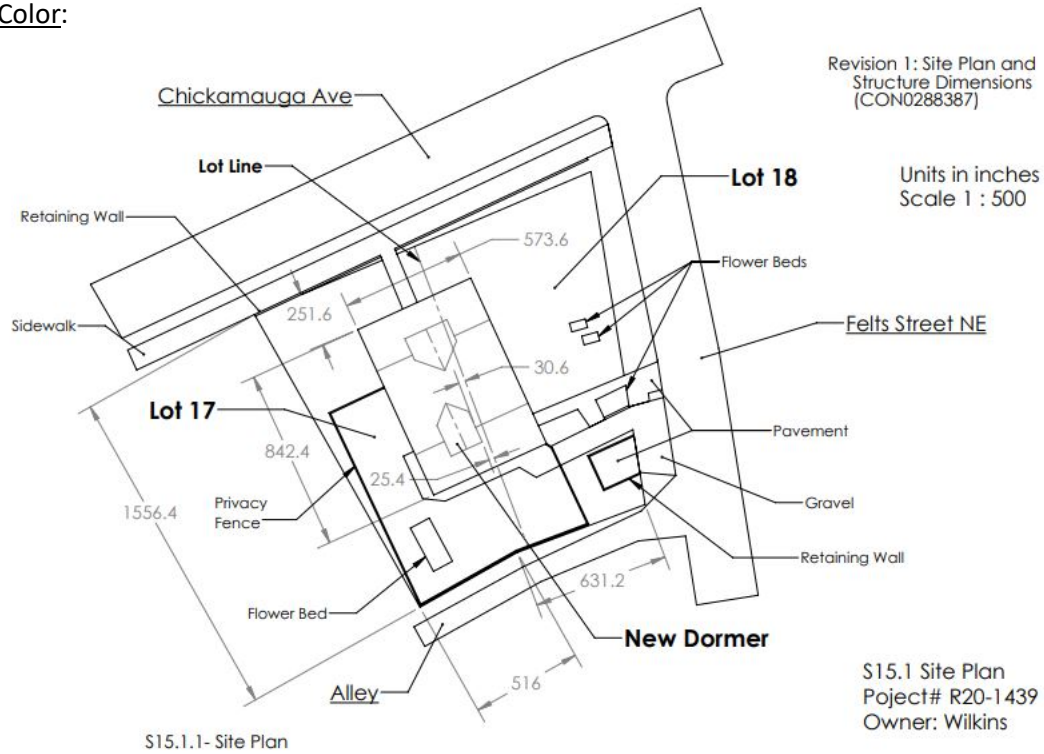
Top View

(Front Street)
North Side

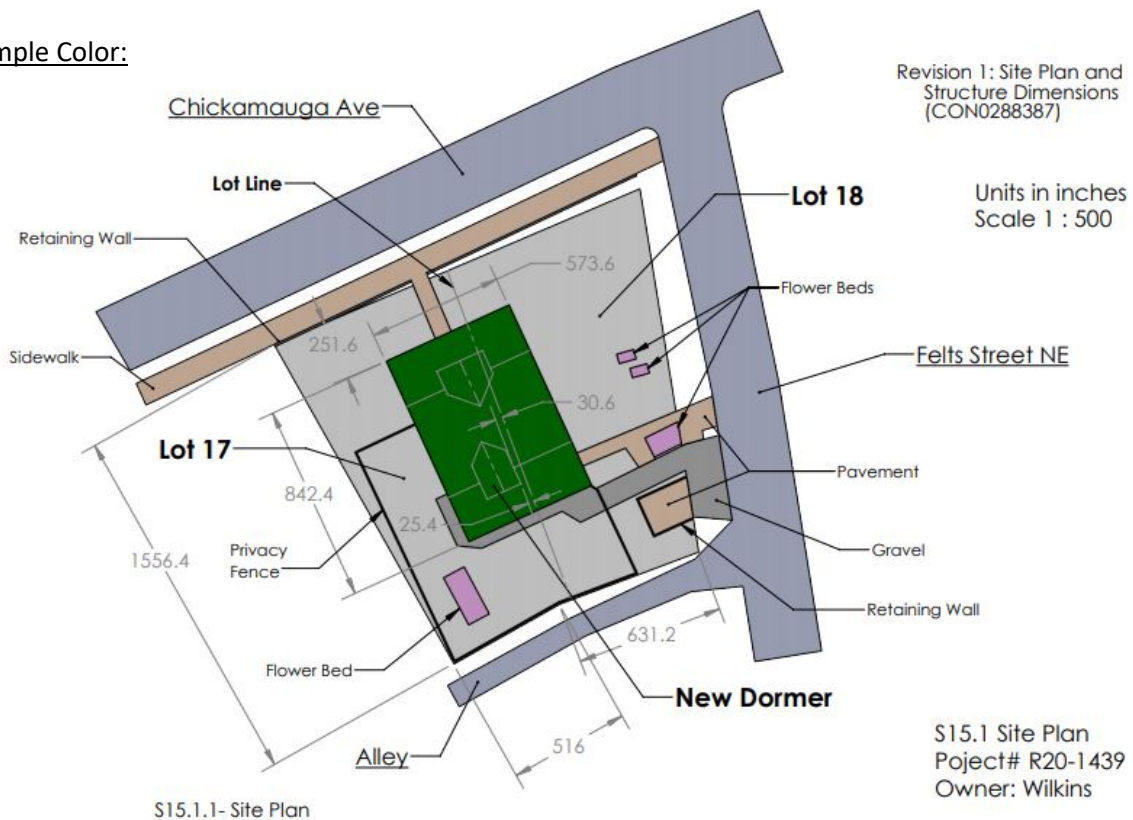


The following images are taken from the final PDF's and are not to scale.

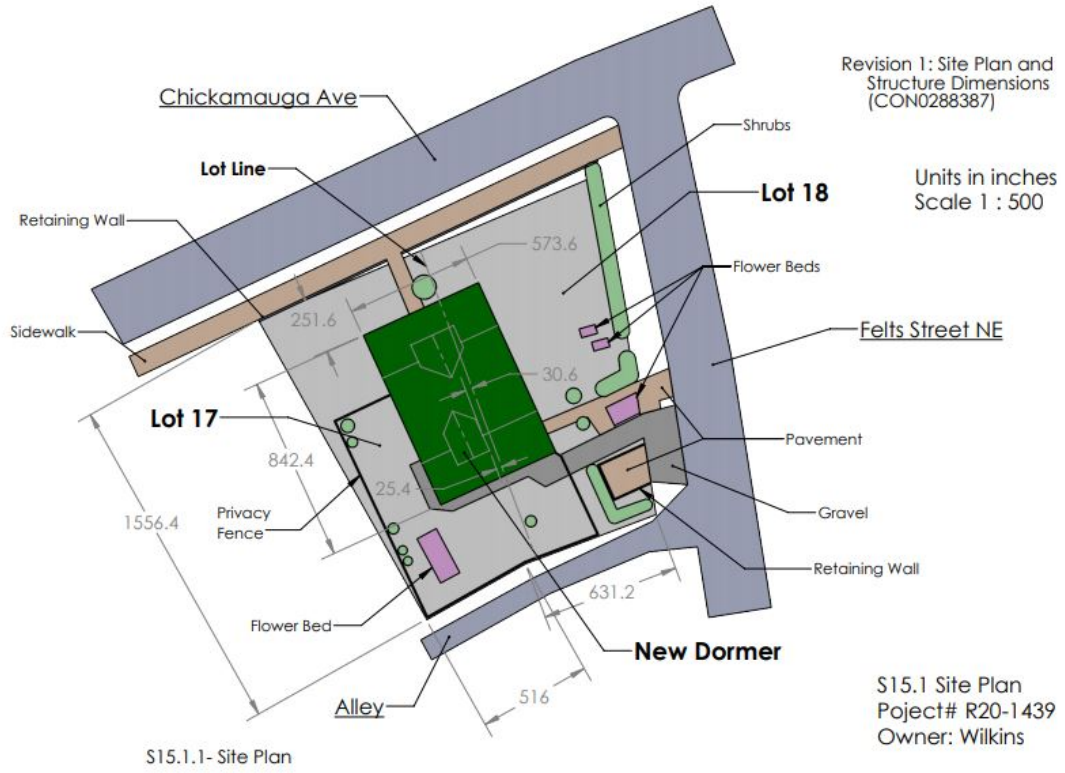
No Color:



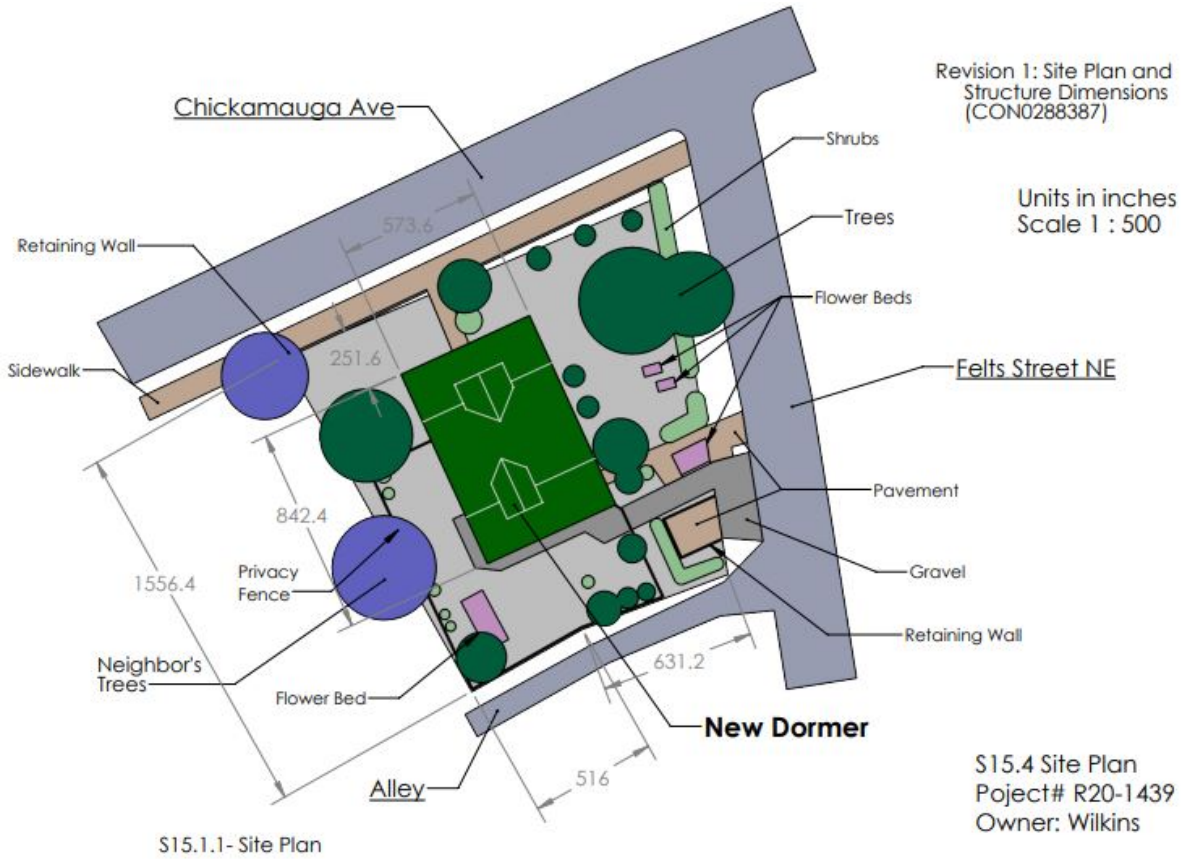
Simple Color:



Shrubs:



Trees:



Revision 1: Elevation Drawing
to show height of structure.
(CON0288388)

No Color:



S13.1.1- West Elevation "View from Felts St. NE"

Units in inches
Scale 1 : 100

S13.1 West Elevation
Project# R20-1439
Owner: Wilkins

Simple Color:



S13.1.1- West Elevation "View from Felts St. NE"

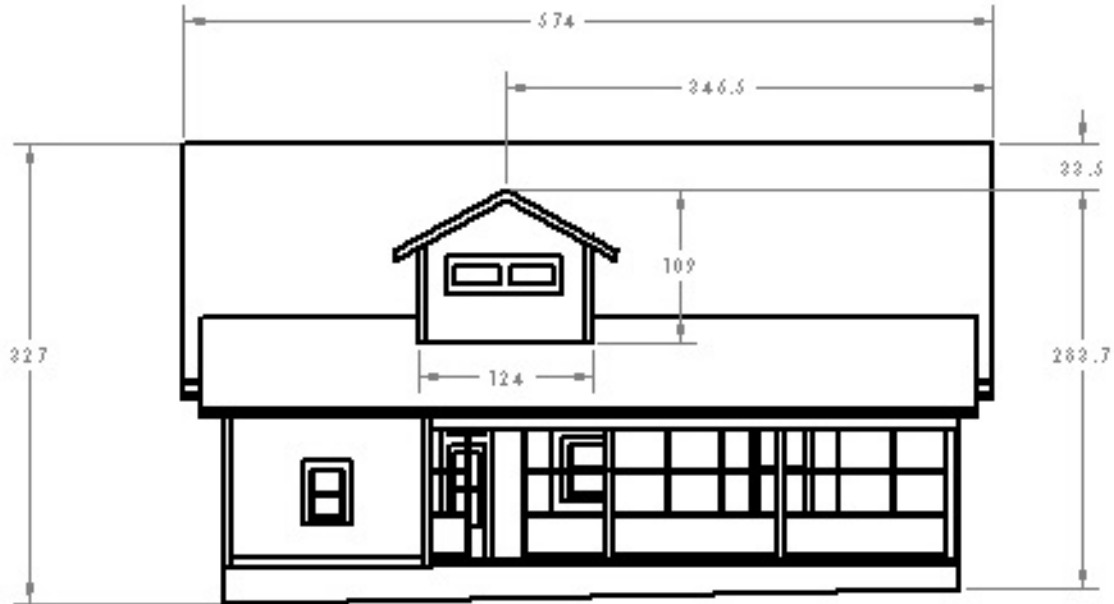
Simple Detail:



S13.1.1- West Elevation "View from Felts St. NE"

No Color:

Revision 1: Elevation Drawing
to show height of structure.
(COH0288288)

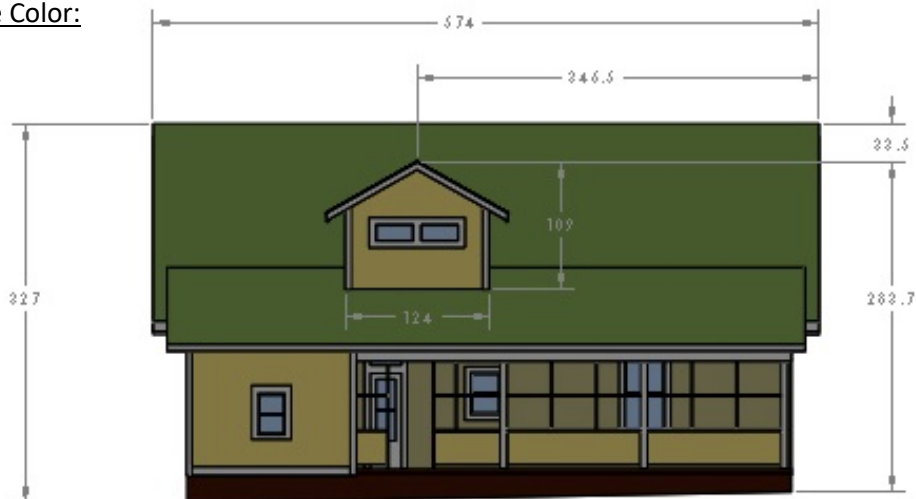


§14.1.1- South Elevation "Rear of House"

Units in inches
Scale 1 : 100

§14.1 South Elevation
Project# R20-1439
Owner: Wilkins

Simple Color:



§14.1.1- South Elevation "Rear of House"

Pictures of House from Street View Before Restoration Work

View from Chickamauga Ave:

Front of House:

Pictures taken 4/2/21



View from corner of Chickamauga Ave and Felts Street.



View from Felts Street:

Side of House:



View from Felts Street: Shed Dormer to be Removed.

Rear of House:





Photos of Design:

Figure.1: North Side of home facing the street.

Showing the dormer that will be replicated on the South side.



Figure.1b: Rendering of Northeast corner of Home

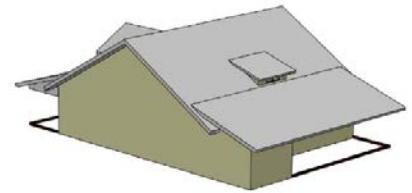
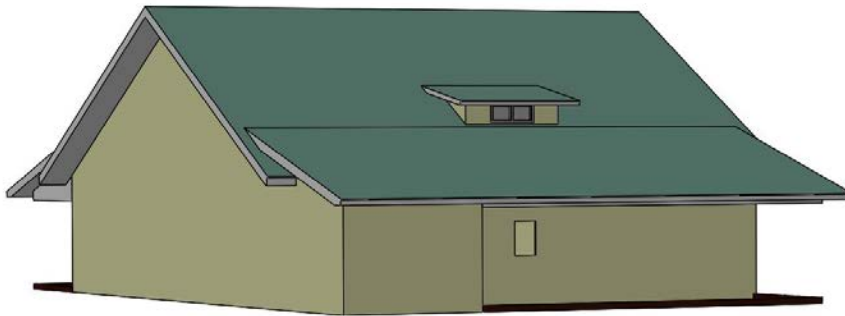


Figure.2: South Side of home facing the street.

Showing the dormer that will be removed.

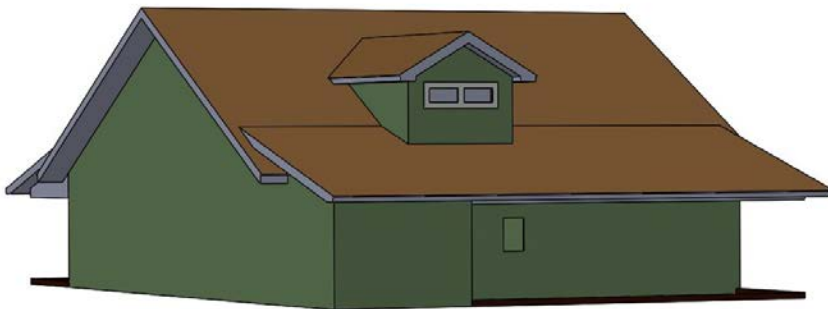


Figure.2b: Rendering of Southwest corner of Home in current state.



2c.

Figure.2d: Rendering of Southwest corner showing new dormer.



Renderings of Addition:

Figure.3a: Southeast corner rendering.

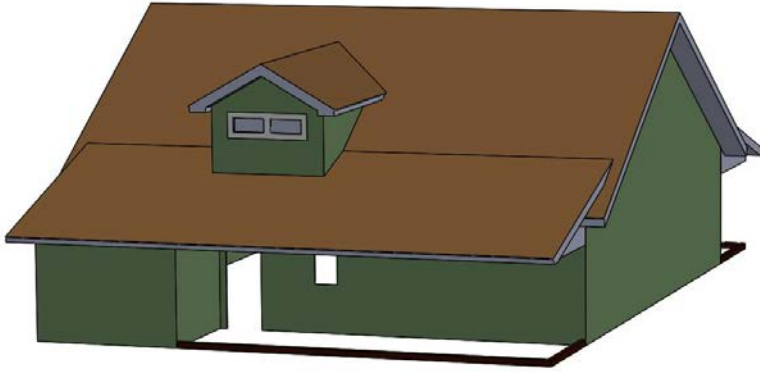


Figure.3b: Detail Rendering

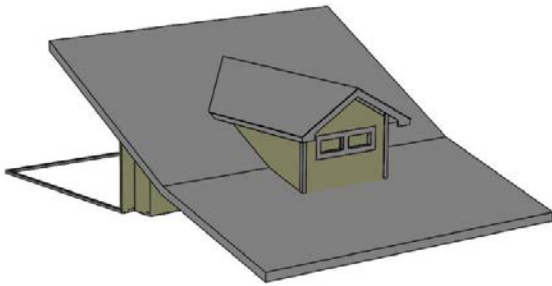


Figure.3b: Detail Rendering

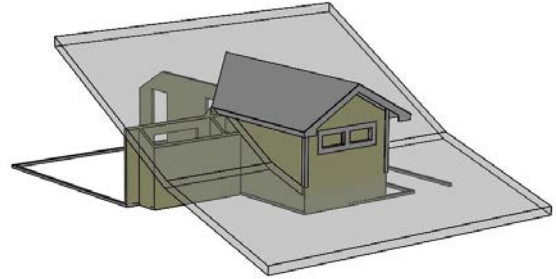


Figure.4a: Truss detail

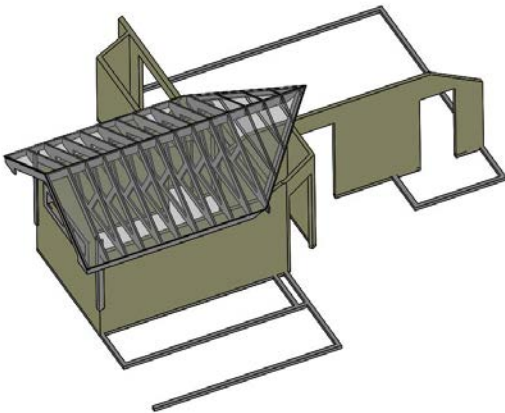


Figure.4a: Ridge detail

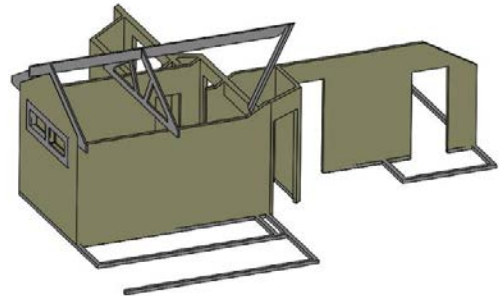


Figure.5a: East Side Elevation / Wire Frame

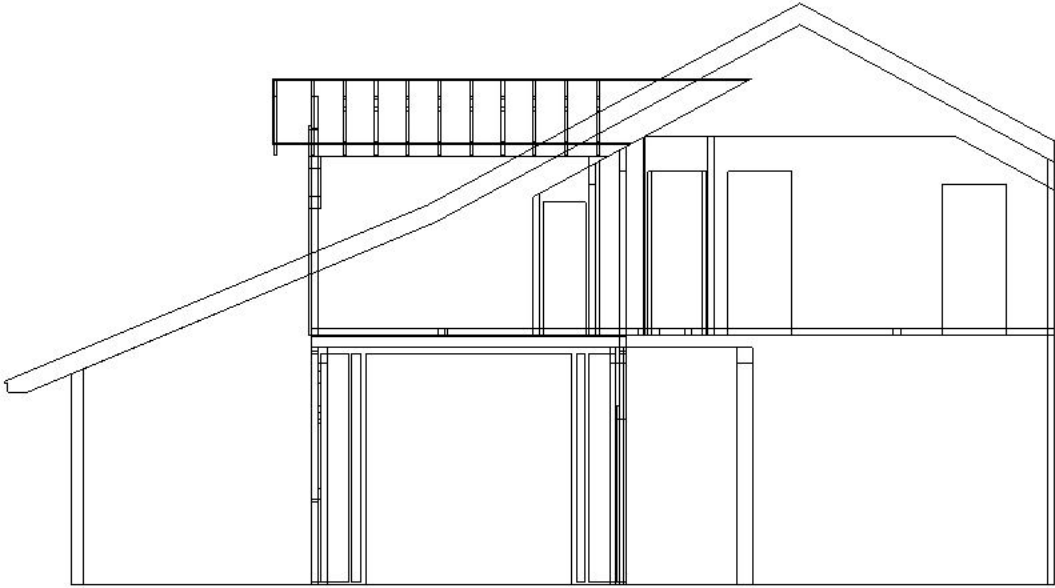
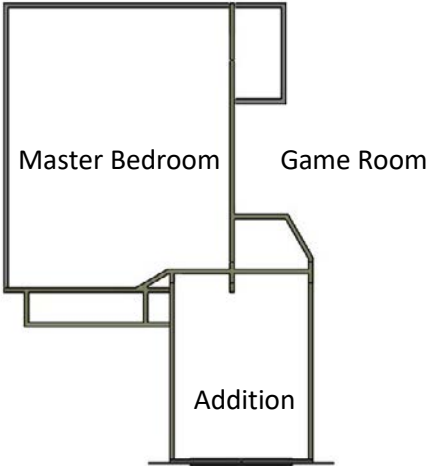
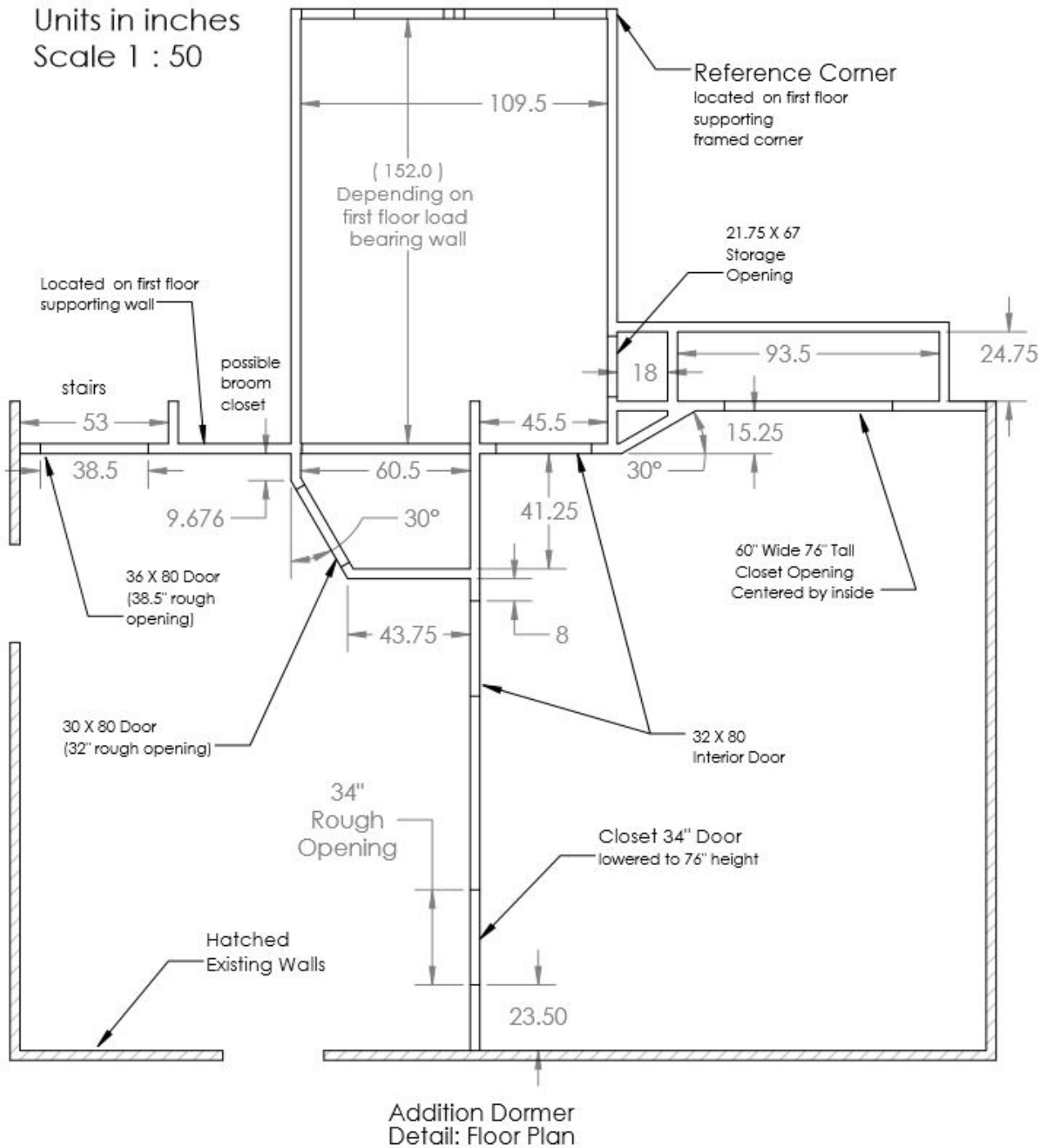


Figure.5b: Floor Plan



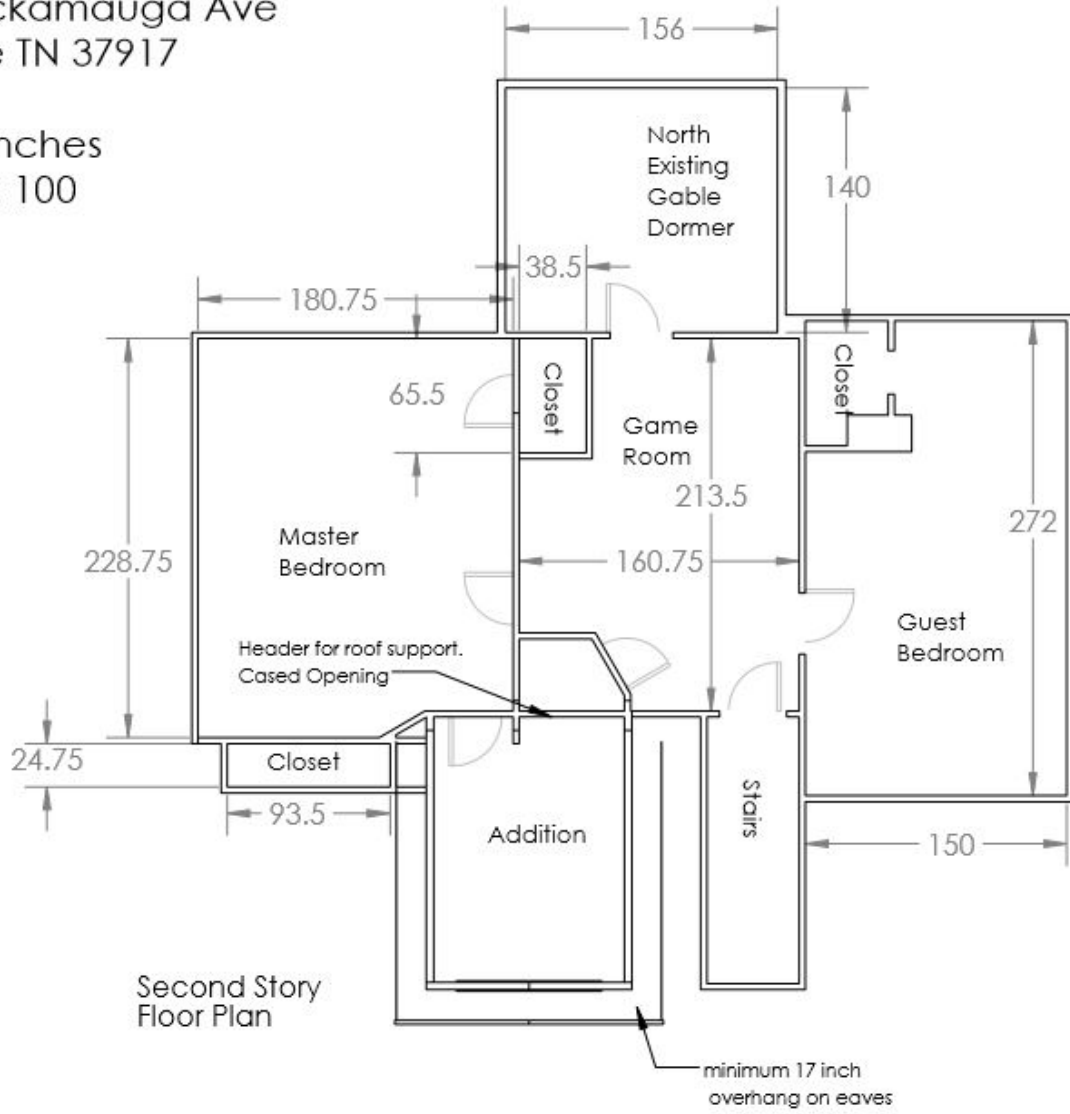
468 Chickamauga Ave
Knoxville TN 37917

Units in inches
Scale 1 : 50



468 Chickamauga Ave
 Knoxville TN 37917

Units in inches
 Scale 1 : 100



Description of the method used by homeowner to create the dimensional drawings.

Website: <https://www.kgis.org/kgismaps/Map.htm>

Screenshot:



Inserted into SolidWorks CAD software. Scaled to size and started dimensioning.

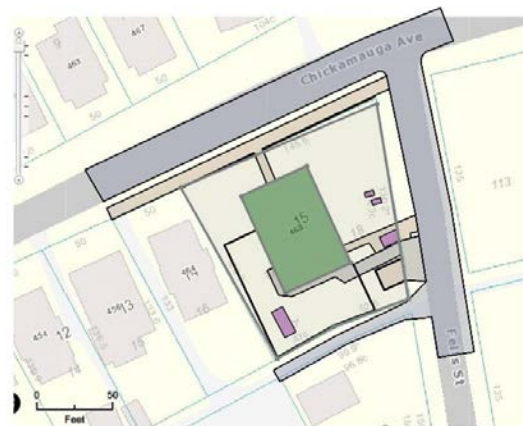


Website: <https://www.google.com/maps/@35.9991078,-83.9395283,147m/data=!3m1!1e3>

Screenshot:



Inserted image and located fence line, tree locations, walkways...



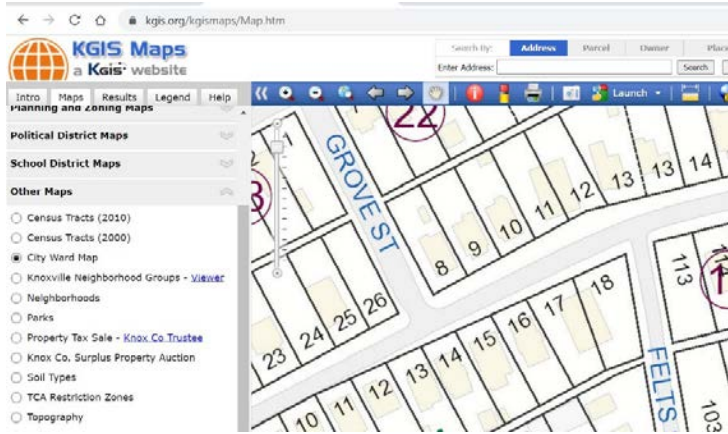
Screenshot taken from same file with different layers turned on at different transparencies.



Website: <https://www.kgis.org/kgismaps/Map.htm>

Found the Lot division line between Lots 17 & 18.

Screenshot: "City Ward Map"



Screenshot:



Inserted image

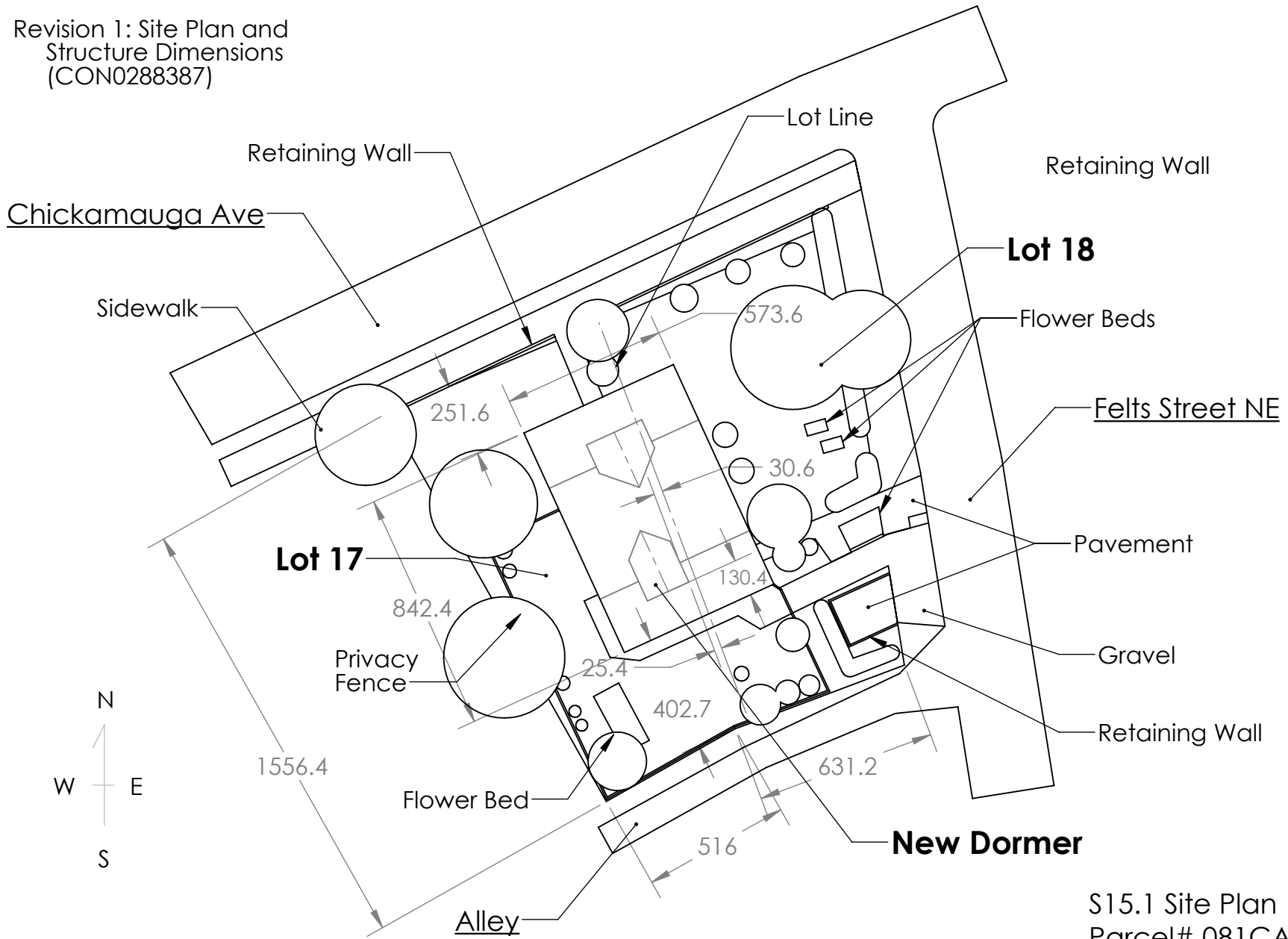




With these Layers I updated my files to render the submitted final PDF's .

The following images are taken from the final PDF's and are not to size.

Revision 1: Site Plan and
Structure Dimensions
(CON0288387)

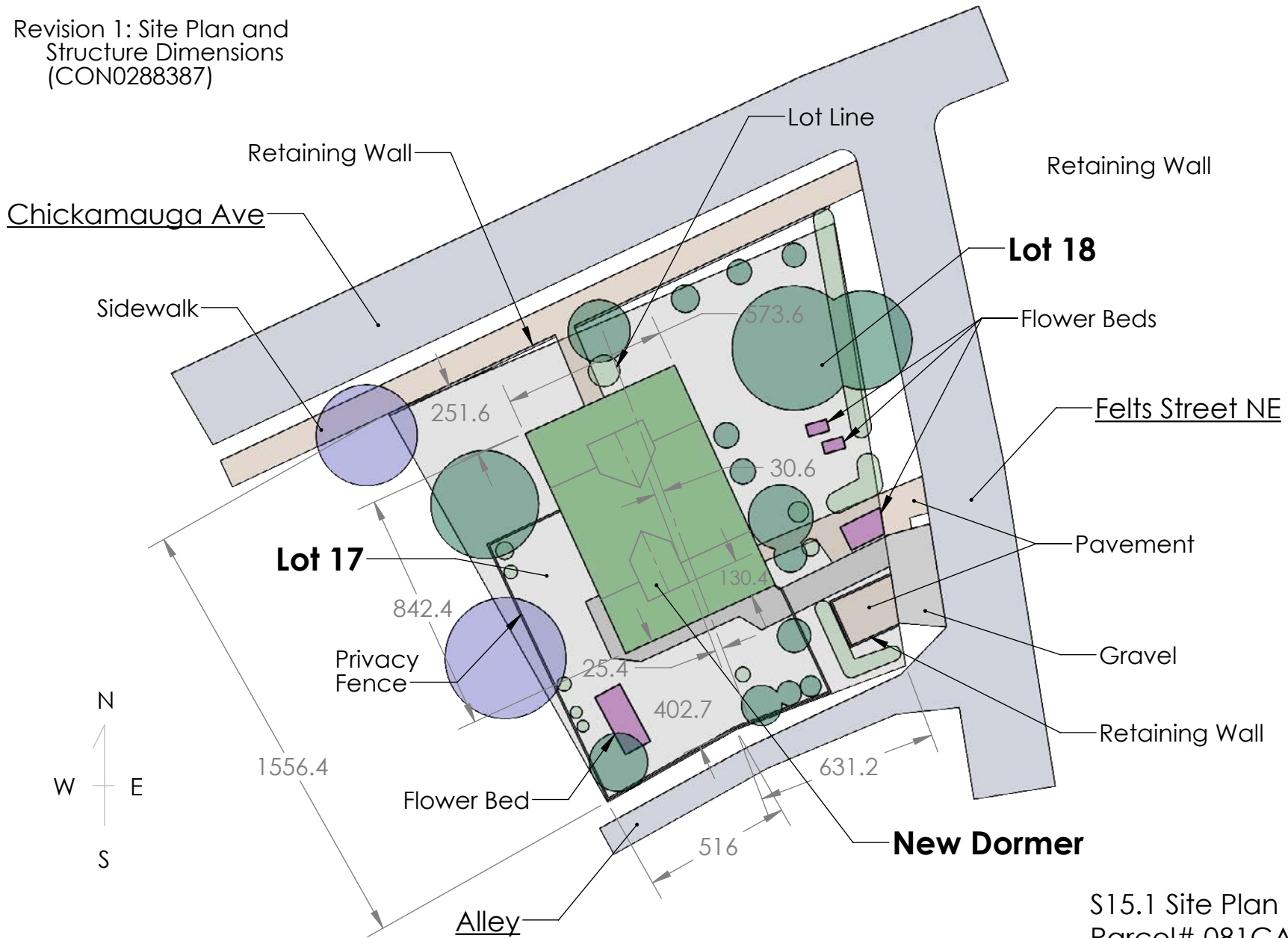


Units in inches
Scale 1 : 500

S15.1.1- Site Plan

S15.1 Site Plan
Parcel# 081CA015
Project# R20-1439
Owner: Wilkins

Revision 1: Site Plan and
Structure Dimensions
(CON0288387)



Units in inches
Scale 1 : 500

S15.1.1- Site Plan

S15.1 Site Plan
Parcel# 081CA015
Project# R20-1439
Owner: Wilkins

Revision 1: Elevation Drawing
to show height of structure.
(CON0288388)



S13.1.1- East Elevation "View from Felts St. NE"

Units in inches
Scale 1 : 100

S13.1 East Elevation
Parcel# 081CA015
Project# R20-1439
Owner: Wilkins

Revision 1: Elevation Drawing
to show height of structure.
(CON0288388)

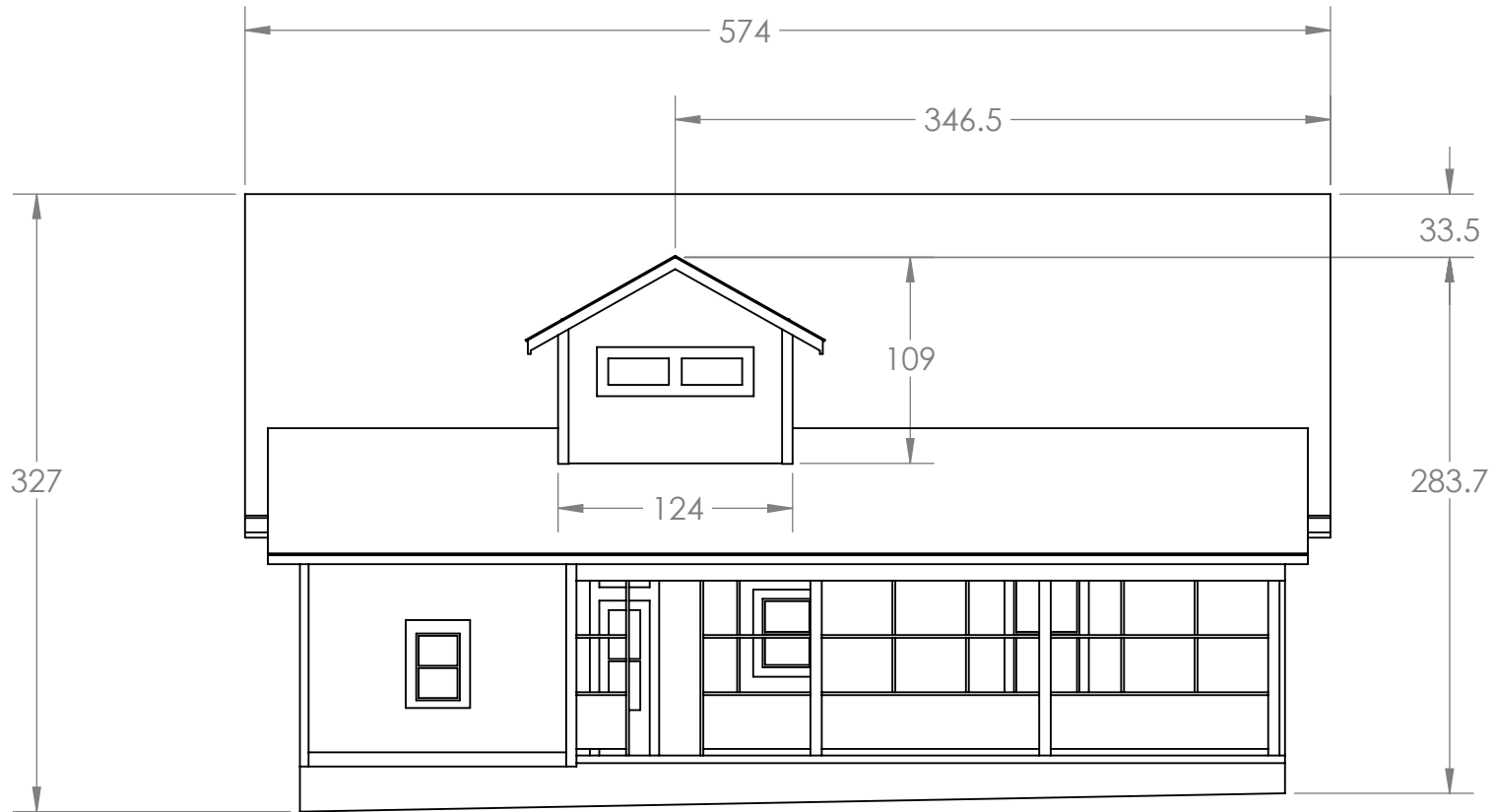


S13.1.1- East Elevation "View from Felts St. NE"

Units in inches
Scale 1 : 100

S13.1 East Elevation
Parcel# 081CA015
Project# R20-1439
Owner: Wilkins

Revision 1: Elevation Drawing
to show height of structure.
(CON0288388)

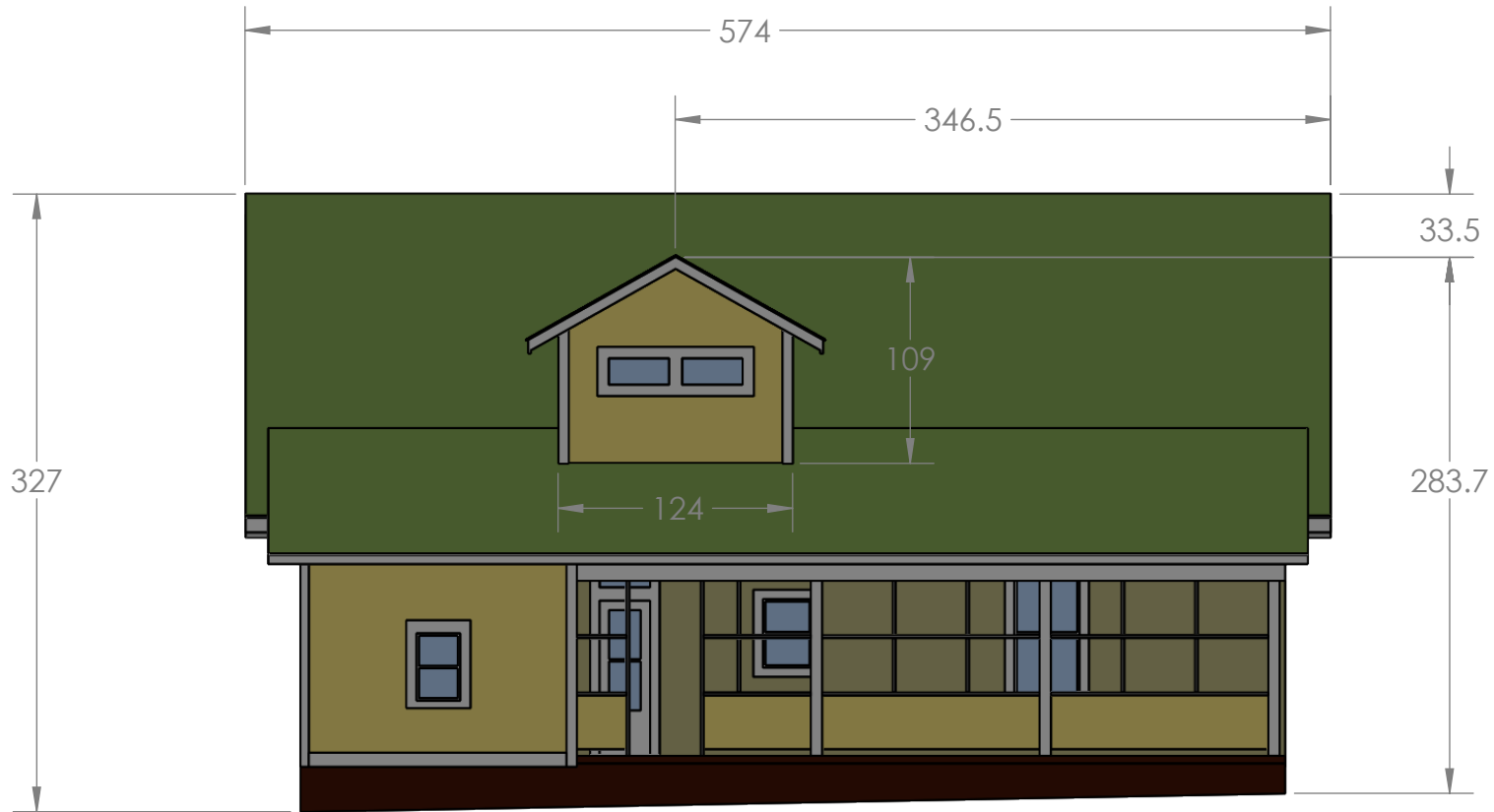


S14.1.1- South Elevation "Rear of House"

Units in inches
Scale 1 : 100

S14.1 South Elevation
Parcel# 081CA015
Project# R20-1439
Owner: Wilkins

Revision 1: Elevation Drawing
to show height of structure.
(CON0288388)



S14.1.1- South Elevation "Rear of House"

Units in inches
Scale 1 : 100

S14.1 South Elevation
Parcel# 081CA015
Project# R20-1439
Owner: Wilkins