



Staff Report

Infill Housing Design Review Committee

File Number: 8-A-21-IH

Meeting: 8/18/2021
Applicant: Javonte Cotner Jays Construction and Remodeling
Owner: Knoxville Real Estate Management LLC

Property Information

Location: 221 Oglewood Ave. **Parcel ID** 81 K B 016
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting Oglewood Avenue. One-story, front-gable roof residence measures 30' wide by 42' long, including an 8' deep porch which is recessed below the primary roof gable. The house is proposed to be set 25.2' from the front property line. The proposed parking is an 18' deep by 20' wide paved parking pad extending off Oglewood Avenue and located in front of the house. A paved driveway extends from the front property line to the porch, adjacent to the parking pad.

The house features a 7/12 front-gable roof, clad in architectural shingles, with an exterior of 6" HardiePlank lap siding and a brick-clad foundation. An 8' deep front porch is recessed below the primary roof gable, supported by four Craftsman-style columns with paired wood columns on top of 2' wide brick piers. The façade features paired double-hung windows flanking a central Craftsman-style door. The gable roof extending over the porch features additional interior space, with a centrally-located casement window flanked by louvered vents and a section of shake siding in uppermost gable field, above the window. A secondary entry is located on the left (west) elevation. Side elevations feature multiple double-hung windows.

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.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- 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 feet or more in depth to front of house.
-

Comments

1. The house is proposed to be located 33.2' from the front property line, with an 8' deep front porch (25.2' from front porch to front property line). The average front setback of the blockface is 17'. The adjacent houses have front setbacks of 16' and 22' (to main massing). The house should be moved forward to maintain a consistent front yard space with the remainder of the block, with the main massing's front setback between 20' and 22' from the front property line. The site plan includes a walkway from the sidewalk to the front door.
 2. The block is characterized by 1- to 1.5-story Craftsman bungalows, along with some highly modified Queen Anne cottages and Minimal Traditional houses. The proposed 1.5-story, three-bay residence is proportional to the dimensions of the lot and the other houses on the block. The side yard setbacks are consistent with the block.
 3. The proposed parking does not meet Infill Housing guidelines or the base zoning for the IH overlay. While an alley extends beyond the rear property lines of part of the block, it terminates before the northeast end and intersection with Cornelia Street. City Engineering has stated the owner would have no legal access or parking off the alley. The parking should be moved behind or beside the house to meet the design guidelines (parking at least 20' behind the front façade of the infill house, with access limited to one lane between the street and front façade).
 4. Overall, the one-story, three-bay façade is similar in scale and width with the context. The façade height will be compatible with the character of the block.
 5. The house features an 8' deep, full-length front porch, recessed behind the primary roofline. The porch size and placement are proportional to original porches on the block. The paired wood columns on brick bases, along with the square picket railing, will contribute to the character of the block and reflect the new house's Craftsman style.
 6. Elevation drawings show window and door styles similar to historic houses in the block, with a strong ratio of solids to voids on the side elevations.
 7. The proposed 7/12 roof pitch meets the Infill Housing design guidelines and includes additional Craftsman-style details of exposed rafter tails and decorative brackets.
 8. Overall materials are appropriate within the guidelines, including wood lap or HardiePlank siding, shingles on gable fields, and well-proportioned window trim.
 9. The final site plan should include native or naturalized trees (one in front yard and one in rear yard).
-

Recommendation

Staff recommends approval of Certificate 8-A-21-IH, with the following conditions:

- 1) House to be moved closer to the front property line, with a front setback of between 22' and 20' from the main massing to the front property line, to create a consistent pattern on the block;
- 2) Parking to meet Infill Housing design guidelines and City Engineering standards;
- 3) Final site plan to include a native or naturalized shade tree in front and rear yards.



**INFILL
HOUSING
REVIEW
BOARD**

**8-A-21-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

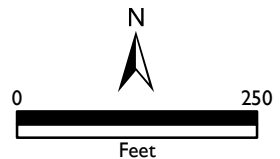


221 Oglewood Ave.
Oakwood/Lincoln Park Infill Housing Overlay
District

Original Print Date: 8/9/2021
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Javonte Cotner Jays Construction
and Remodeling



(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](#)



DESIGN REVIEW REQUEST

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

Knoxville Real Estate Management LLC

Applicant
8-28-2021

August 18, 2021

8-A-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

Javonte Cotner

Jays Construction and Remodeling

Name
221 Oglewood ave

Company
Knoxville TN 37917

Address
865-469-4509

City
jaysremodeling865@gmail.com

State
Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

221 Oglewood Avenue

081KB016

Property Address

Parcel ID

Oakwood-Lincoln Park

RN2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

7.28.21

Staff Signature

Please Print

Date

Javonte Cotner

08-28-2021

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 construction 1 level house 1200 squ ft

STAFF USE ONLY

ATTACHMENTS

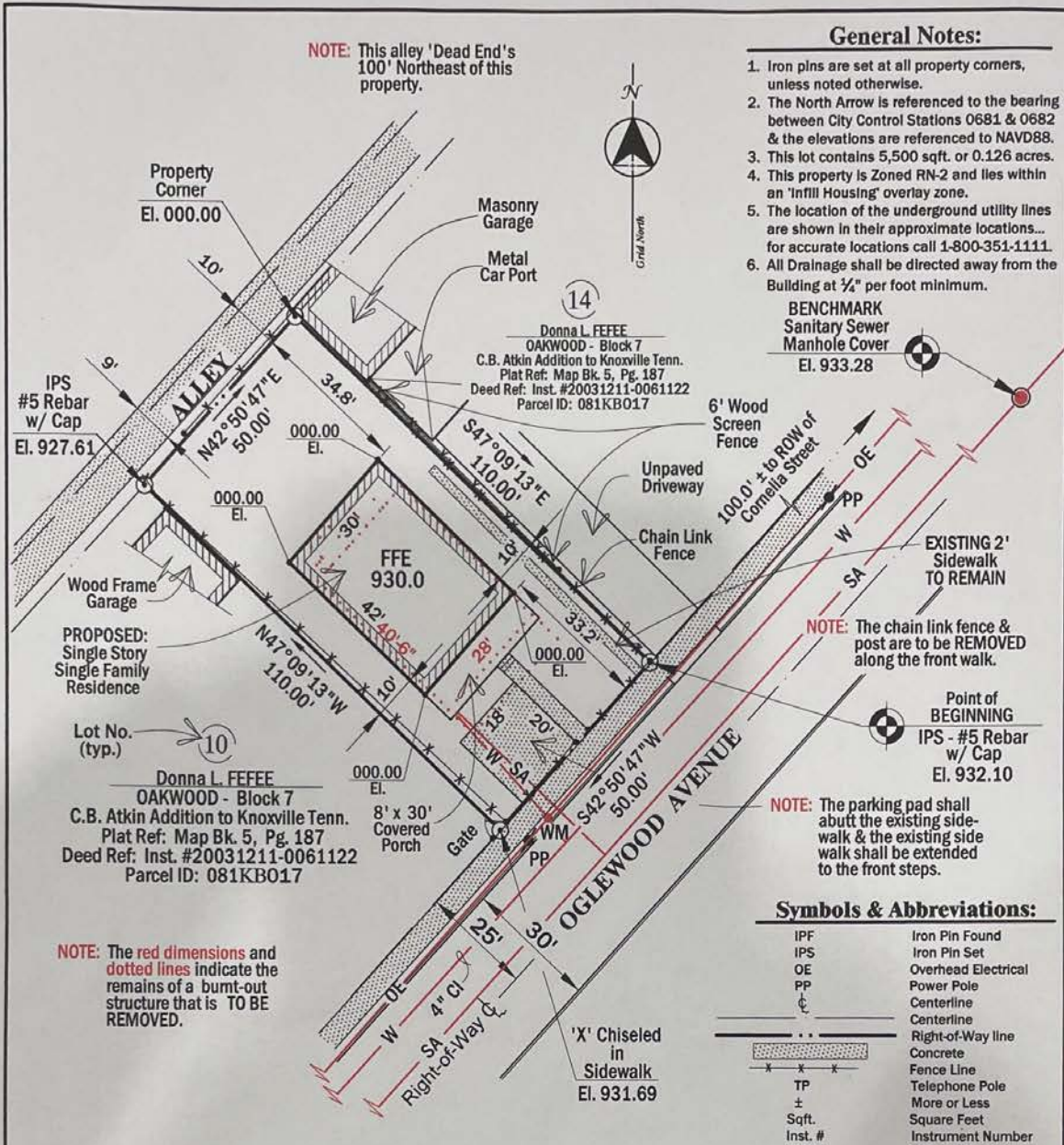
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL:
250.00		
FEE 2:		
FEE 3:		250.00

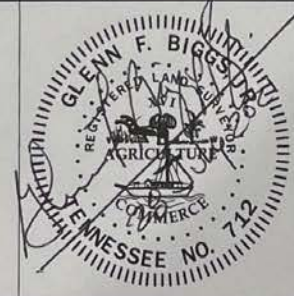


Symbols & Abbreviations:

IPF	Iron Pin Found
IPS	Iron Pin Set
OE	Overhead Electrical
PP	Power Pole
CL	Centerline
CL	Centerline
---	Right-of-Way line
▨	Concrete
---	Fence Line
TP	Telephone Pole
±	More or Less
Sqft.	Square Feet
Inst. #	Instrument Number
SAMH	Sewer Manhole
FFE	Finished Floor Elevation
WD Bk.	Warranty Deed Book
El.	Elevation
SA	Sanitary Sewer Line
▲ SS	Stop Sign
SAB	Sanitary Sewer Box
WM	Water Meter
LP	Light Pole

SITE PLAN
221 OGLEWOOD AVENUE
OAKWOOD - Block 7, LOT 11
C. B. ATKIN ADDITION TO KNOXVILLE TENN.
17th. Ward - City of Knoxville, Tennessee
7th. Civil District - Knox County, Tennessee
City Block #17364

Date: 16 July 2021
Scale: 1" = 30'
Deed Ref: WD Bk. 2285, pg.630
Plat Ref: Map Bk. 5, pg. 187
TAX Map: 81"K" Grup "B", Parcel 16
Surv'd By: GFB Rev1:
Dwg. By: GFB Rev2:
Proj. No: 210716 Rev3:



I hereby certify that this is a Category I Survey and that the Unadjusted error of field closure is 1' in 10,000' or greater.

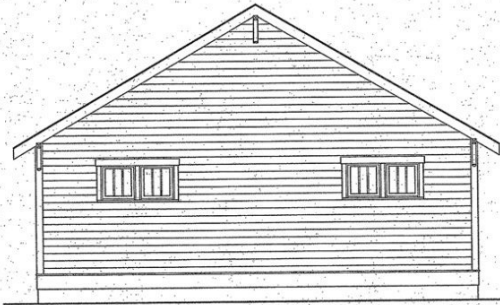
By: *Glenn F. Biggs, Jr.*
Glenn F. Biggs, Jr. R/S 712-TN
Date: 7/28/2021

<p align="center">Glenn F. Biggs, Jr. REGISTERED LAND SURVEYOR 2855 Gibbs Drive, Knoxville, Tennessee 37918 OFFICE: (865) 688-1843 e-Mail: dtegb@comcast.net</p>	<p>PREPARED FOR: Javonte COTNER 1856 Buford Street Knoxville, TN. 37920 (865) 469-4509</p>	<p>OWNERS: Ronald L. & Linda T. HUNLEY 5400 Lodestone Drive Ooltewah, TN. 37363 (865) 000-0000</p>
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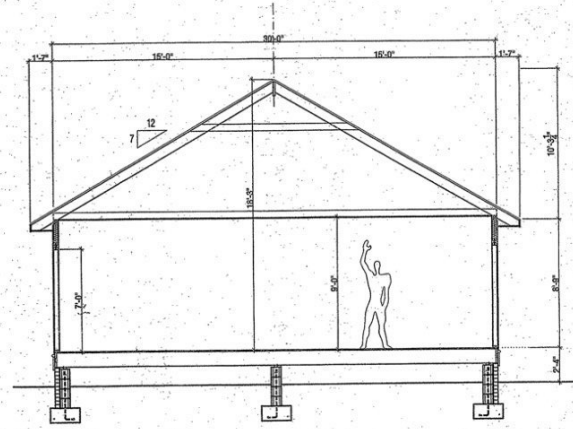
FRONT ELEVATION

1/4"=1'-0"



BACK ELEVATION

1/4"=1'-0"



BUILDING SECTION

1/4"=1'-0"

ELECTRICAL NOTES

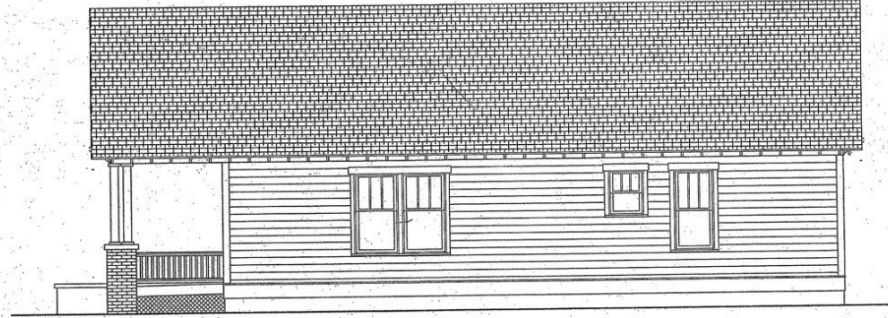
- A. ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES.
- B. PROVIDE HARDWIRED SMOKE DETECTOR, NATURAL GAS DETECTOR, AND CARBON MONOXIDE MONITORING WITH BATTERY BACKUP, ON ALL FLOORS AND IN EACH BEDROOM. VERIFY WITH LOCAL CODE REQUIREMENTS AND SECURITY SYSTEM CONTRACTOR IF APPLICABLE.
- C. PROVIDE GROUND FAULT PROTECTION FOR CODE AND ON ALL KITCHEN, BATH, EXTERIOR, AND GARAGE OUTLETS.
- D. PROVIDE FOR GARAGE EPOCH OUTLETS IF APPLICABLE.
- E. PROVIDE OUTLET ABOVE RANGE FOR MICROVAPE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
- F. SHINGLES WITH AN L/S ARE TO BE RIGID AS BUSHING.
- G. INCLUDE CABLE OUTLETS, PHONE JACKS, 220 OUTLETS FOR RANGE AND/OR DRYER LOCATED BY HOMEOWNER/SALESPERSON.
- H. INCLUDE GAS LINE TO RANGE, DRYER AND/OR FIREPLACE LOCATED BY HOMEOWNER/SALESPERSON.
- I. INSTALL ONLY RECESSED CAN LIGHTS DESIGNED FOR INSULATED CEILING.
- J. INSTALL RECESSED CAN LIGHTS MANUFACTURED FOR UNVULNERATED CEILING IN THE VAULTED AREAS.
- K. USE AIR RESIST CAN LIGHTS IF INCLUDING EXTERIOR STAIR.
- L. EXHAUST FANS - HOISTING TUBES SHALL BE RIGID METAL PIPE OR FLEXIBLE METAL PIPE- DO NOT USE FLEXIBLE PLASTIC PIPE.
- M. SEE FLOOR PLAN SHEETS FOR DIMENSIONS AND NOTES.

NOTES
 1. ALL WINDOWS WILL HAVE A FENESTRATION U-FACTOR OF 0.24
 2. SEE SH1+P-1 FOR U-FACTOR AND CLIMATE ZONE



SIDE ELEVATION

1/4"=1'-0"



SIDE ELEVATION

1/4"=1'-0"

HOME PATTERNS crafted simplicity
 30 Elm Place, Hastings on Hudson, NY 10706
 (864) 278 0068 INFO@HOMEPATTERNS.COM

Revisions/Additions By Others:

Date of Issue: 12/29/2019

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sheet no.

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