



Staff Report

Infill Housing Design Review Committee

File Number: 8-C-21-IH

Meeting: 8/18/2021
Applicant: Connor Georgopoulos
Owner: Connor Georgopoulos

Property Information

Location: 1520 Ohio Ave. **Parcel ID** 81 I P 003
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting Ohio Avenue. One-story, front-gable roof residence measuring 11' wide by 30' long, with a 4' deep front porch extending the full length of the façade, recessed under the primary roofline. The house is proposed to be set approximately 25' from the front property line. The proposed parking is a 20' wide concrete pad, proposed to be located immediately in front of the house.

The house features a 6/12 front gable roof, clad in asphalt shingles, with an exterior of fiber cement siding, and a CMU foundation clad in stucco. The 4' deep, front-gable roof porch is supported by square posts. The façade features a door on the left side, followed by a 1/1 double-hung vinyl window on the right side. There are two 1/1 windows on the left side and none on the right.

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.
- On lots greater than 50' in width, consider re-creating the original lot size.

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

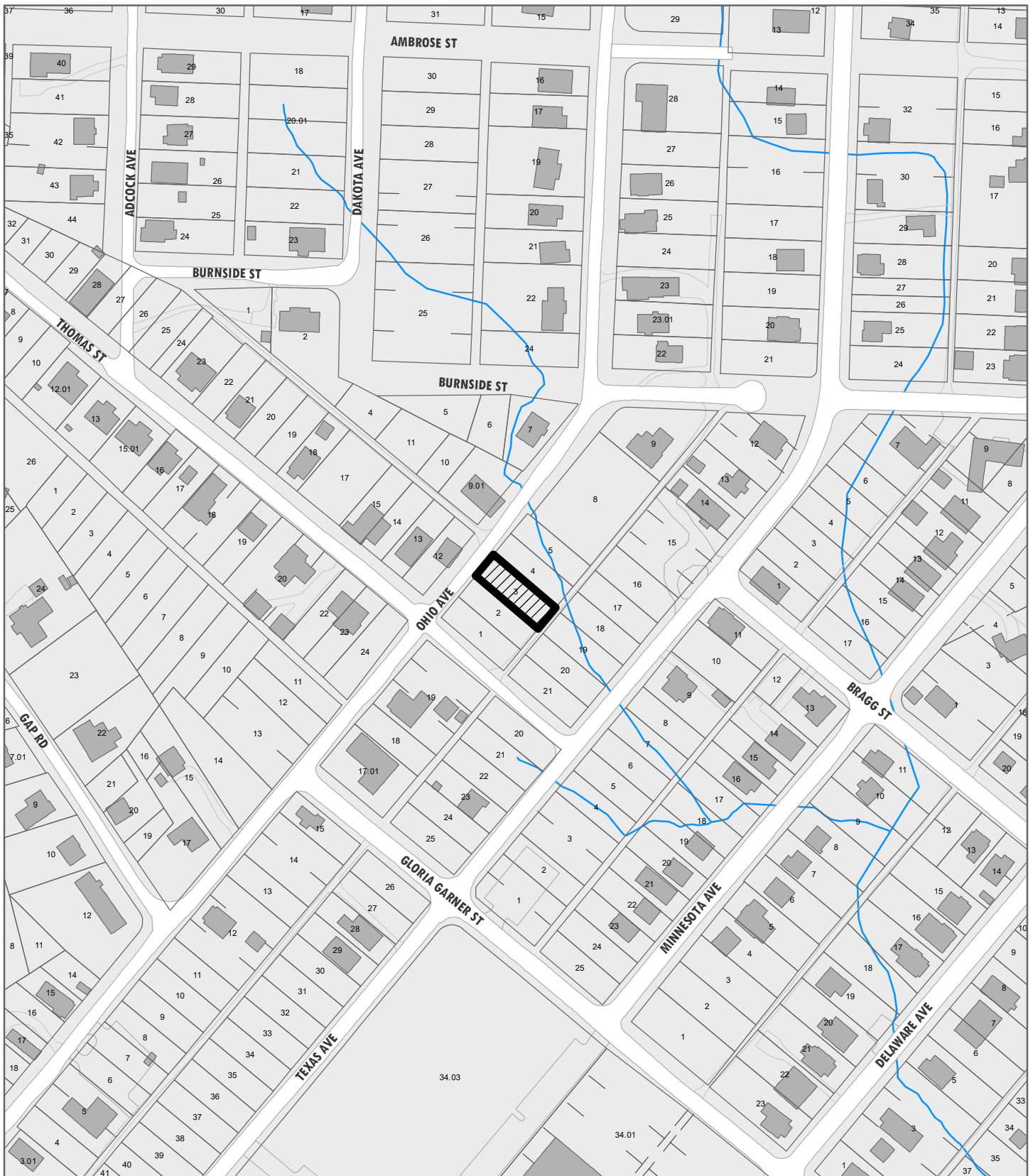
1. The house is proposed to be located 25' from the front property line. There are no other houses on the block of Ohio Avenue from which to draw context for a consistent front setback pattern. The RN-2 zoning prescribes a 20' minimum front setback (or the average of the blockface, whichever is less). The house should be moved slightly towards the front property line (to 20') to begin a consistent front setback pattern on the block, that is also in keeping with the base zoning. The final site plan should include a walkway from the street to the front door.
2. There are no other houses on this block from which to draw context. The nearby 3300 block of Thomas Street features a significant amount of contemporary infill construction, along with some modified Craftsman houses. The adjacent blocks of Ohio Avenue also feature an inconsistent array of architectural styles and forms.
3. The proposed parking does not meet the Infill Housing design guidelines or City Engineering standards (front-yard parking is prohibited in the IH overlay; parking pads must have a max width of 18'). The site plan should be revised to place parking on the side of the lot or behind the house (at least 20' behind the front façade of the house with access limited to one lane between the street and front façade). Parking could also possibly extend off the alley, depending on the constraints of the buffer zone. Final site plan should meet City Engineering standards.
4. Infill Housing guidelines do not preclude the construction of "tiny houses," especially on blocks where no historic houses exist from which to derive context. The façade is very narrow and the design does not include extensions or bays. Building code (IRC 304.2) requires habitable rooms to be no less than 7 feet in any direction; the bedroom is noted as 6 feet deep. The floor plan has been resubmitted to meet this note but the site plan may need to be updated in response to increased length. The foundation height should be 1' to 1.5' tall to be consistent with the broader neighborhood.
5. The proposed porch is only 4' deep. The porch design should incorporate a railing to add a small amount of detail to the stark façade. The Board should discuss the necessity of a deeper front porch and any additional detail which may contribute to the modest house.
6. The proposed windows and door are limited in size and placement due to the small size of the house. An additional window on the right elevation (even a smaller, transom type rectangular window) would add some detail to a blank elevation with no transparency.
7. The 6/12 front-gable roof is generally the lowest pitch recommended by the guidelines. The house has a very simple roof form.
8. Proposed materials are in keeping with the guidelines. The selected fiber cement siding should feature an overlap and exposure (~4-5") comparable to historic houses. While not directly included in the guidelines, window trim would contribute some detail to the modest house form.
9. The site plan includes one existing tree in the rear. A second native or naturalized tree should be included in the front yard to meet guidelines.

Recommendation

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

- 1) Revise site plan to include a 20' setback from the house's main massing to the front property line and a walkway from the front door to the sidewalk or street;
- 2) Parking should be revised to meet Infill Housing design guidelines and City Engineering standards;
- 3) Include a square picket railing on the front porch and any additional detail elements recommended by the Board;
- 4) Include an additional window on the right elevation;
- 5) Use lap siding with an exposure and overlap comparable to historic siding patterns, and window trim;

6) Incorporate a new native or naturalized shade tree in the front yard.



**INFILL
HOUSING
REVIEW
BOARD**

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

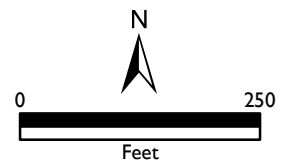


1520 Ohio Ave.
Lonsdale Infill Housing Overlay District

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

Revised:

Applicant: Connor Georgopoulos



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: Here is a 416 sq. ft new construction home to be built on CMU Foundation. Stick framing will be used throughout the construction with 2x6 exterior walls and 2x4 interior walls. 3-d 25yr. asphalt shingles, cement siding and trim, and vinyl windows will be used to dry in the exterior. This project is to be organized and coordinated with Project Foundation for Families.

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: _____

INFILL HOUSING

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:

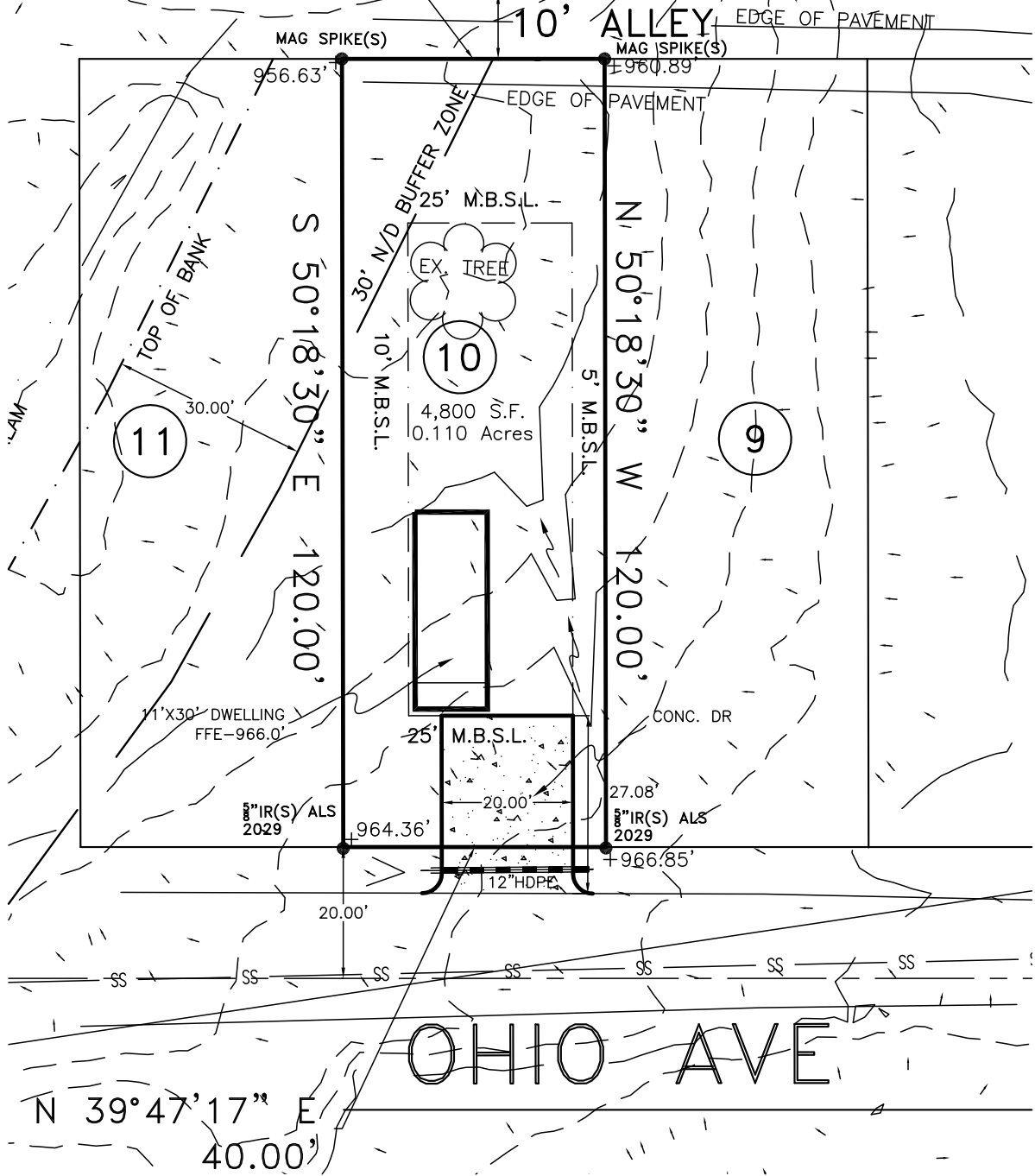
FEE 2:

FEE 3:

TOTAL:

STAFF USE ONLY

S 39°47'17" W
40.00'



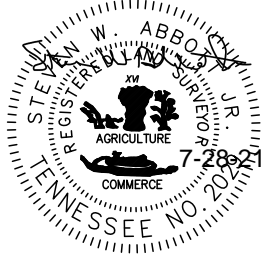
REV: 07/07/21
DATE: 05/19/21

SITE PLAN

DRAWING NUMBER 318721

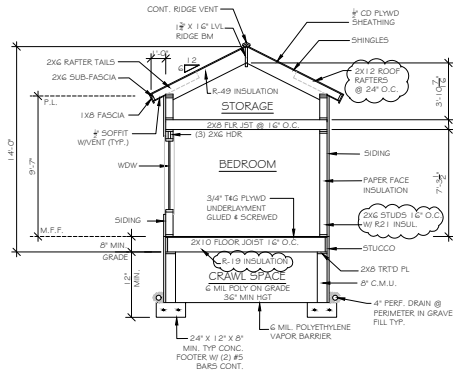
FOR **JUSTIN VAUGHN**
 ADDRESS 1520 OHIO AVENUE
 DISTRICT 6th COUNTY KNOX
 LOT NO. 10 BLOCK "8.5" LONSDALE ADDITION S/D
 WARD 19th CITY BLOCK 19183 DRAWN BY SWA
 MAP CAB. PB 5, PG 183
 TAX MAP 081-1 GROUP P PARCEL 003.00
 WARRANTY DEED BK. 201808060008352
 MORTGAGE CO.
 TITLE CO.

SCALE 1" = 30'
 CITY KNOXVILLE STATE TN ZIP 37921
 ABBOTT LAND SURVEYING LLC
 STEVEN W. ABBOTT JR, RLS
 1109 E. WOODSHIRE DRIVE
 KNOXVILLE, TN 37922
 OFFICE: (865) 671-1149
 EMAIL: survmap@tds.net



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

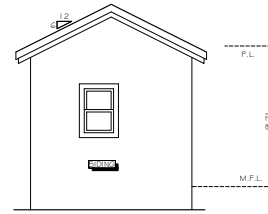
IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE EXPERIENCED BUILDER TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE HIS RESPONSIBILITY TO VERIFY ACCURACY AND COMPLIANCE WITH ALL REGULATORY AGENCIES PRIOR TO CONSTRUCTION, AND THEIR REQUIREMENTS MUST TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION. THE DESIGNER SHALL NOT BE LIABLE FOR HUMAN ERROR AFTER THE CONSTRUCTION BEGINS. THIS DESIGN IS SOLD TO THE PURCHASER FOR A ONE TIME USE ONLY TO BE BUILT AT THE SPECIFIED LOCATION. THE DESIGN REMAINS THE PROPERTY OF THE TRAC OWNERS.



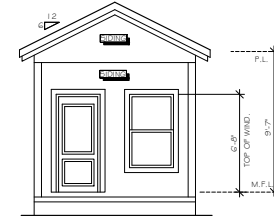
(A) TYP WALL SECTION
SCALE: 0'-1/4" = 1'-0"

GENERAL NOTES:

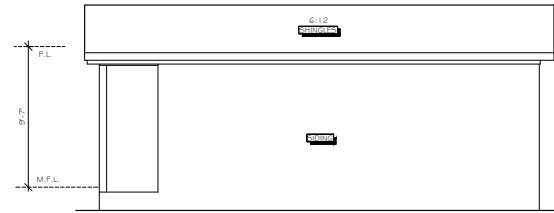
1. DIMENSIONS TAKE PREFERENCE OVER SCALE.
2. SWITCH OPERATED OUTLETS HAVE TOP HALF HOT.
3. UNLESS OTHERWISE NOTED, USE (2) 2X1 2" HEADER WITH PLYWOOD OVER EXTERIOR OPENINGS.
4. THE HVAC SHOWN ON PLANS IS ONLY A REPRESENTATION. THE ACTUAL DESIGN, REGISTER # DUCT LOCATION IS DONE BY THE AVAC CONTRACTOR. FURNACES AND WATER HEATERS MAY BE RELOCATED AT DISCRETION OF BUILDER.
5. ALL LUMBER FOR STRUCTURAL PURPOSES IS TO BE #2 SYP OR BETTER UNLESS NOTED.
6. WATER HEATER TO BE INSULATED.
7. PLUMBING FIXTURES TO BE ENERGY SAVINGS.
8. INSULATED HEAT DUCTS & COMPRESSOR LINES PER TVA ENERGY STANDARDS.
9. WINDOWS, DOORS, HEAT & AIR UNITS TO MEET OR EXCEED STANDARDS SET BY TVA ENERGY HOME STANDARDS PART "A" OR "B" AS APPLICABLE.
10. FLOOR PLAN JOIST - PLACE A TRUSS UNDER ALL WALLS RUNNING PARALLEL WITH FLOOR TRUSSES, UNDER PLUMBING WALLS - OFFSET FLOOR JOIST TO EITHER SIDE OF WALL TO ALLOW FOR PLUMBING.
11. ROOF GIRDER TRUSSES TO HAVE CONTINUOUS SUPPORT TO FOUNDATION.
12. SEE WALL SECTIONS & ELEVATIONS FOR MAIN FLOOR PLATE LINES.
13. ALL WOOD MATERIALS USED IN DECK CONSTRUCTION TO BE #2 SYP TREATED.
14. ALL EGRESS WINDOWS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIM. SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIM. SHALL BE 20".
15. ALL WINDOWS TO BE @ C-6" A.F.F. UNLESS NOTED ON PLAN.
16. ALL LVLS PER MANUFACTURER SPECS (BY OTHERS)
17. EXTERIOR 2X4 WALL TO BE 24" O.C. INTERIOR 2X4 WALLS TO BE 16" O.C.
18. CS-WSP CONTINUOUS SHEATHER WALL SUPPORT PANELS.
19. MECHANICAL VENTILATION & BATHROOMS AS REQD PER LOCAL CODE.
20. 2X4 WALL REQUIRES R-1345 INSULATION, 2X6 WALL REQUIRES R-21 INSULATION, R-49 CEILING INSULATION, R-19 FLOOR INSULATION.
21. SOUTHERN YELLOW PINE NO. 2 OR EQ. (TYP)
22. WALL BRACING PROVIDED BY CONT. #2 OSB SHEATHING.
23. PROVIDE PAPER FACE INSULATION ON ALL EXTERIOR WALLS.
23. ATTIC ACCESS LOCATIONS AS REQUIRED BY CODE.
24. RADON MITIGATION SYSTEM TO BE INSTALLED.
25. MANDATORY PRESSURE DUCT TESTING FOR AIR LEAKS PER LOCAL CODES.
26. MANDATORY AIR BARRIER TESTING SHALL BE CONDUCTED IN ACCORDANCE W/ LOCAL CODES.



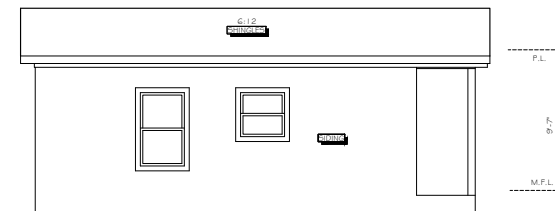
REAR ELEVATION
SCALE: 0'-1/4" = 1'-0"



FRONT ELEVATION
SCALE: 0'-1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 0'-1/4" = 1'-0"



LEFT ELEVATION
SCALE: 0'-1/4" = 1'-0"

REVISIONS
07/28/21
08/09/21

ELEVATIONS / DETAILS
SCALE: AS NOTED

FOR: CONNOR RESIDENCE
1520 OHIO AVE.
KNOXVILLE, TN

D.J. DESIGN
865-221-3231

Date	07/28/21
DRAWN BY	DB
SUBV.	
LOT	
BLOCK	
CHECKED BY	

Sheet

2

OF 2