



Staff Report

Infill Housing Design Review Committee

File Number: 12-A-21-IH

Meeting: 12/15/2021
Applicant: Kelly Hunter
Owner: Kelly Hunter

Property Information

Location: 3300 Orlando St. **Parcel ID** 69 L E 020
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Edgewood Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting Orlando Street. Two-story, hipped-roof residence measures 52'-1" long on the left (north) side and 40'-1" long on the right (south) elevation, by 55'-4" wide overall. House features a partial-width, shed-roof entry stoop over the centrally-located front door. The house is proposed to be set 35'-5" from the front property line on the left side of the façade, with the primary massing recessed and set 45'-1" from the front property line, with the intent of preserving an existing older-growth magnolia tree on the right side of the property. The parking is proposed for the rear of the property, with a 26'-8.5" long by 21' wide concrete parking pad extending off Seymour Avenue.

The two-story house features a 7/12 pitch hipped roof clad in standing seam metal (with a secondary option of architectural dimensional shingles), with a smaller two-story massing projecting from the left half of the façade. The house is clad in brick veneer (with a secondary option of horizontal fiber cement lap siding). The façade (west) is three bays wide, featuring a projecting bay window with paired one-over-one double-hung windows on the first bay, a shed-roof entry stoop supported by a 10" by 10" square column centered over the door, and a single-light picture window flanked by two double-hung windows on the third bay. The right side elevation features an exterior brick chimney. On the rear elevation, a secondary entry accessed a concrete patio. Details include brick sills and flat brick arches over the 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.
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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 feet or more in depth to front of house.

12. Small Lot 1930-1950 Era Houses

During this era, housing patterns began to change. Lots were occasionally platted in the Heart of Knoxville that were wider and were not typically served by alleys. Architectural styles were changing, too, with Dutch Colonial Revival, Tudor Revival, Minimal Traditional, Colonial Revival, and Ranch styles being popular. Most of the guidelines on the previous pages are applicable to infill housing and house modifications in such areas. Additional considerations and exceptions that should be taken into account are outlined in this section.

- Porches and Stoops: in blocks where entrances are dramatized by stoops, infill housing should feature a stoop (measuring 4 to 5 feet in depth) or a covered porch (6 to 8 feet in depth).

Comments

1. The proposed setback of 35'-5" on the left side of the façade and 45'-1" on the right side is slightly larger than the average of the blockface (33'). However, the proposed front setback (and reduced corner side setback of 9'-11.5") are intended to accommodate the preservation of a large, existing magnolia tree on the right side of the property. The proposed house is compatible with the adjacent house (33.45' to the front property line) and the overall character of the block. The site plan incorporates a concrete walkway to the sidewalk.

2. The block to receive new construction is characterized primarily by one-story Minimal Traditionals and Craftsman bungalows. However, there are several two-story houses on the block, including an English Cottage Revival-style two-story house in the center of the block and two two-story houses at the north end of this block of Orlando Street. The new two-story house will reflect the block's pattern of interspersed-two story houses. The proposed house is proportionate to the dimensions of the lot and stays within the base zoning code's 30% building coverage. The proposed side setbacks are compatible with the block and accommodate the magnolia tree's preservation.

3. The proposed parking meets Infill Housing design guidelines, proposed behind the primary residence and accessed off Seymour Avenue. Any final modifications to the site plan in permitting should meet City Engineering standards.

4. Overall, the two-story, three-bay façade is compatible with the block. While the majority of houses are one story, there are several two-story, three-bay historic houses on the block. The 1'-10" tall foundation height will be comparable with historic designs.

5. The house includes a 9'-8" deep, shed-roof entry porch. The porch meets the depth recommendation of the design guidelines and is compatible on a block with many Minimal Traditional entry stoops.

6. The proposed windows and doors are compatible with historic elements on the block. The right side elevation, which will be prominent on Seymour Avenue, demonstrates consistent transparency. While the design guidelines discourage "picture windows" in "pre-World War II neighborhoods," the majority of the block's houses are Minimal Traditionals, where the picture window flanked by two double-hung windows was common. The projecting bay window on the façade, brick arches, and sills also contribute to the overall design.

7. The proposed 7/12 roof pitch is compatible with the context. The design incorporates additional complexity via a projecting 7/12 hipped-roof massing on the façade. While a metal roof is unique for the context, roofing materials aren't specifically referenced in the design guidelines, only recommending that darker shades of materials be used in roofing houses.

8. Materials are appropriate within the design guidelines, which note that "brick ... and other less common

materials may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles." The right elevation benefits from further detailing in the form of an exterior, two-story brick chimney. The application proposes a secondary option for both siding and roofing materials; while both meet the design guidelines, final specifications should be submitted to staff for approval prior to permitting.

Recommendation

Staff recommends approval of Certificate 12-A-21-IH, subject to the following conditions:

- 1) Final site plan and parking to meet City Engineering standards;
- 2) Select a shade of standing seam metal or architectural shingles compatible with the block;
- 3) Final siding and roof material specifications to be submitted to staff for approval.



12-A-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

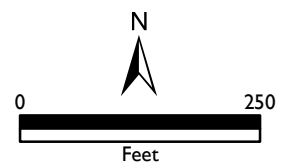


3300 Orlando St.
Edgewood Park Infill Housing Overlay District

Original Print Date: 12/2/2021
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Kelly Hunter

**INFILL
HOUSING
REVIEW
BOARD**





DESIGN REVIEW REQUEST

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

Kelly Hunter, Liliana Burbano

Applicant

11/15/2021

December 15, 2021

12-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

Kelly Hunter

Name

Company

3810 Fairmont Blvd

Knoxville

TN

37917

Address

City

State

Zip

865-599-9531/865-719-7060

kellyrayhunter@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

3300 Orlando St

069LE020

Property Address

Parcel ID

North Knoxville

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

Please Print

11.17.2021

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: **Ignore this. See infill housing below.**
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-

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: **Build new brick two story single residence 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

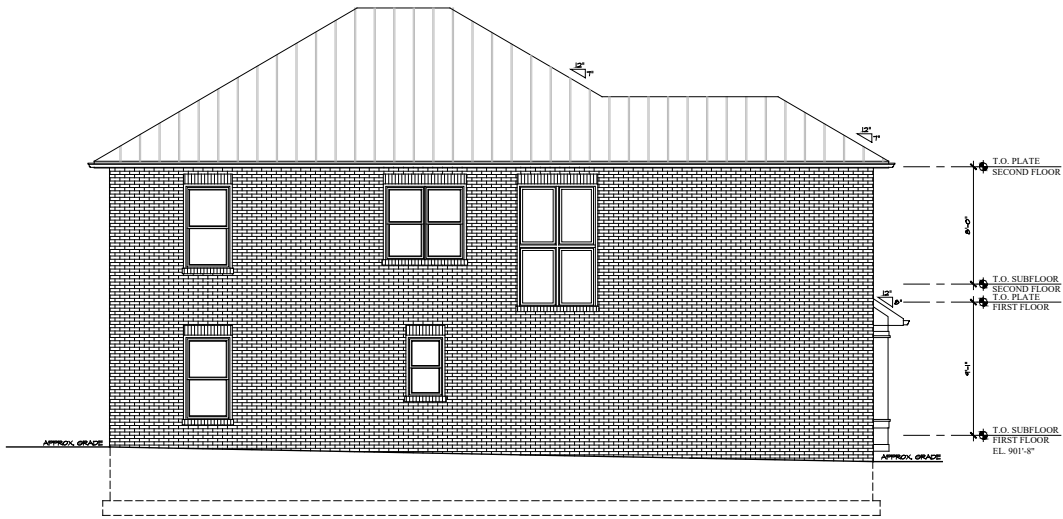
FEE 1:

FEE 2:

FEE 3:

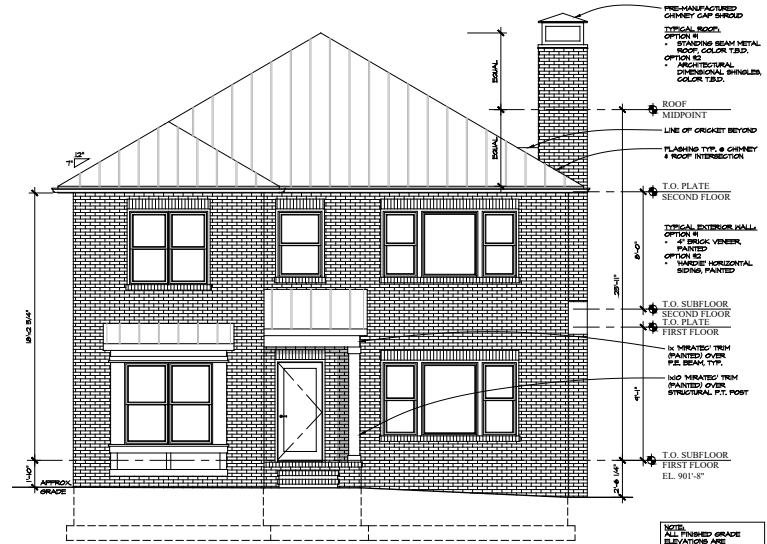
250.00

TOTAL:



LEFT SIDE ELEVATION

1/4" = 1'-0"



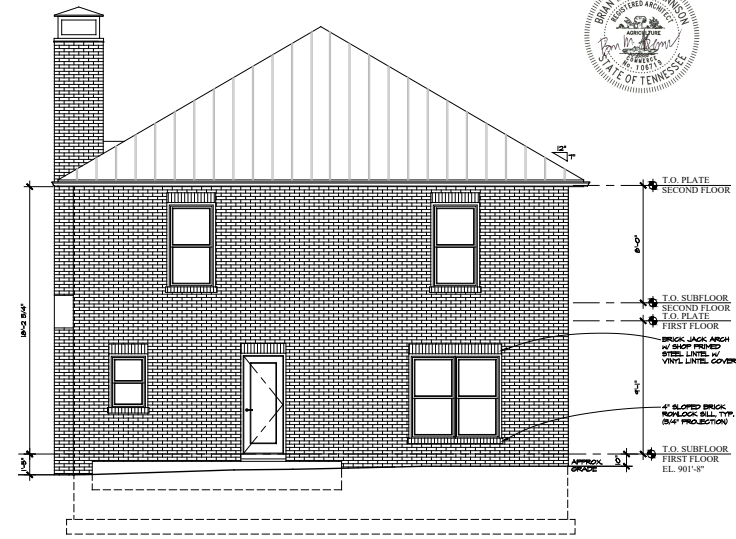
FRONT ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

- PRE-MANUFACTURED CHIMNEY CAP BRICK
- TYPICAL ROOF:
 - OPTION 1: 4" BRICK, STANDING SEAM METAL
 - OPTION 2: ROOF COLOR T&B.
 - OPTION 3: ARCHITECTURAL DIMENSIONAL SHINGLES, COLOR T&B.
- ROOF MIDPOINT
- LINE OF GARGOYLE BEYOND FLASHING TYP. & CHIMNEY & ROOF INTERSECTION
- T.O. PLATE SECOND FLOOR
- TYPICAL EXTERIOR WALL:
 - OPTION 1: 4" BRICK, VENEER
 - OPTION 2: PAINTED VENEER
 - OPTION 3: 1" WARDER HORIZONTAL BOND, PAINTED
- T.O. SUBFLOOR SECOND FLOOR
- T.O. PLATE FIRST FLOOR
- 1/2" MINIMATED TRIM PAINTED OVER P&L BEAM TYP.
- 1/2" MINIMATED TRIM PAINTED OVER STRUCTURAL P.V. POST
- T.O. SUBFLOOR FIRST FLOOR
- T.O. SUBFLOOR FIRST FLOOR EL. 901'-8"

NOTE: ALL FINISHED GRADE ELEVATIONS AND CORNER LAND SURVEYOR SHALL BE PROVIDED. GRADE ELEVATIONS AROUND PROPOSED BUILDING.



DRAWING LEGEND

SPI	SITE PLAN
A6	ELEVATIONS



HUNTER RESIDENCE,
 3300 ORLANDO STREET, KNOX COUNTY, KNOXVILLE, TN 37917
 LOT 78 IN FAIRMONT PARK ADDITION

Drawing Description
FLOOR PLANS
 ELEVATIONS

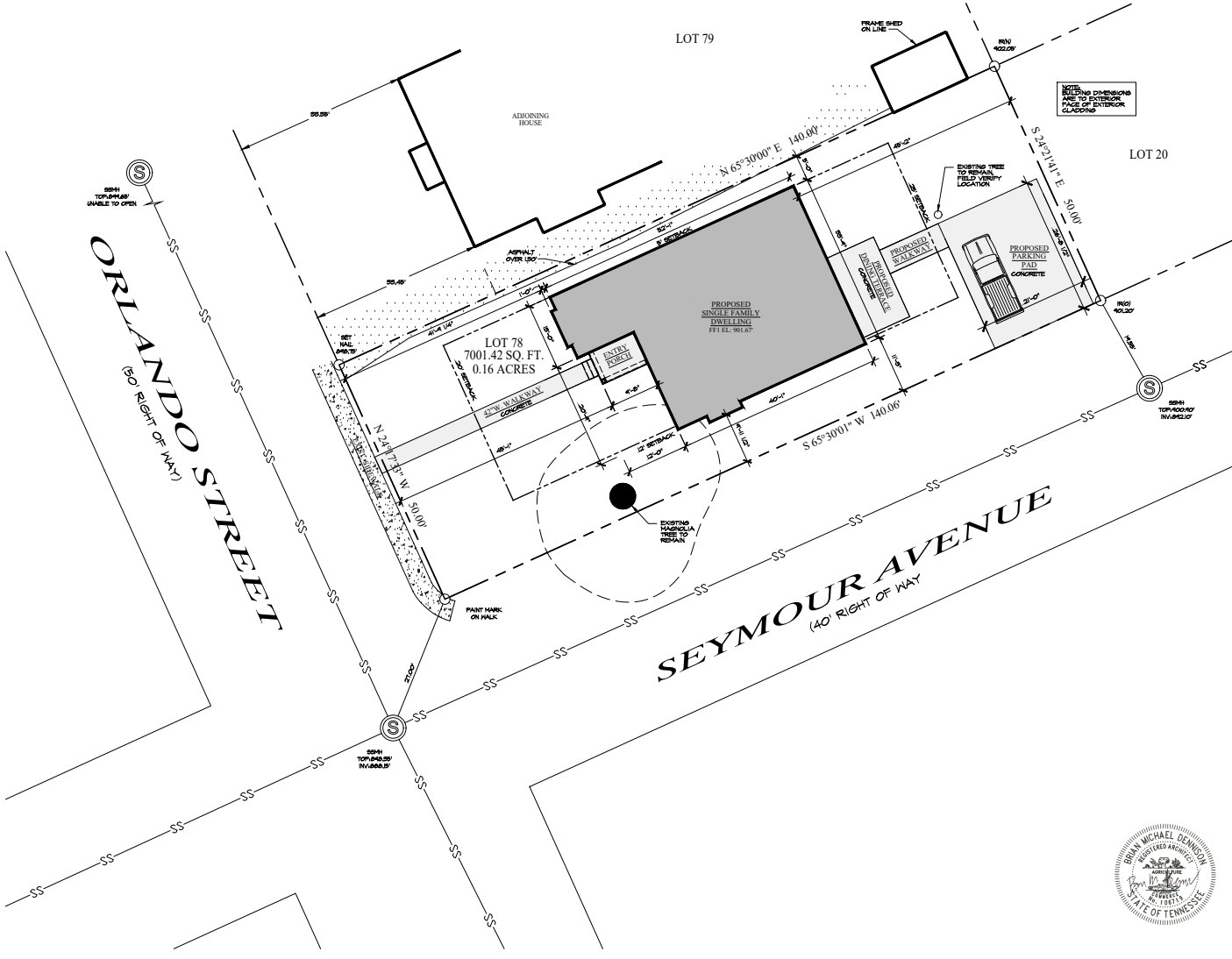
KEYWORDS	
No.	Date

Plot Scale	
Dwn	FOR IN-FILL HOUSING REVIEW
Appd.	LOT #78
Project No.	21.13
Date	NOVEMBER 16, 2021
Sh. No.	
of	

A.6

of

ALL RIGHTS RESERVED.



LOCATION MAP NOT TO SCALE

ZONING INFORMATION		
LOT ZONE:	R1-2 SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD	
APPROVALS:	FAIRMONT PARK ADDITION	
LEGAL ADDRESS:	LOT 78 CITY BLOCK NO. 1462	
WARD:	16TH WARD OF THE CITY OF KNOXVILLE	
LOT AREA:	7860.43 SQ. FEET ACRES	
UTILITIES:	ALLOWABLE	PROHIBITED
FRONT:	20'-0"	40'-0" 24'-0"
REAR:	20'-0"	20'-0"
CORNER SIDE:	12'-0"	10'-0"
COMMON SIDE MIN.:	10'-0" MIN.	10'-0"
REAR:	25'-0"	45'-2"
MAXIMUM COVERAGE:	2.00% OF TOTAL LOT AREA	100% OF LOT AREA
MAXIMUM LOT COVERAGE:	2.00% OF TOTAL LOT AREA	100% OF TOTAL LOT AREA

SQUARE FOOTAGE CALCULATIONS FOR ALLOWABLE COVERAGE	
PROPOSED AREA:	
SINGLE FAMILY DWELLING:	1519 SQ. FT.
PARKING PAD/DRIVEWAY/STAIRS:	44 SQ. FT.
REAR PAD:	179 SQ. FT.
FRONT WALKWAY:	165 SQ. FT.
REAR WALKWAY:	45 SQ. FT.
PARKING PAD/DRIVEWAY:	568 SQ. FT.
GRAND TOTAL:	2,077 SQ. FT.

SITE PLAN NOTE:
 INFORMATION SHOWN AND NOTED ON THIS DRAWING IS BASED ON: "SURVEY FOR FAIRMONT PARK ADDITION LOT 78" PROVIDED BY ROTH LAND SURVEYING DATED AUGUST 20, 2021. ELEVATIONS SHOWN ARE ASSUMED. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS.

LEGEND:	
EXISTING CONTOUR.....	
PROPOSED CONTOUR.....	
SETBACK LINE.....	
PROPERTY LINE.....	
WATER SERVICE.....	
ELECTRIC.....	
PHONE, CABLE, ETC.....	
GAS.....	
SANITARY SEWER/SEPTIC.....	

GENERAL NOTES

- THE PURPOSE OF THIS DRAWING IS FOR COORDINATION OF STRUCTURE LOCATION AND TOPOGRAPHIC INFORMATION ONLY. CONTRACTOR TO CONFIRM AND COORDINATE AN APPROVED LANDSCAPE DESIGN (BY OTHERS) AND PLANTING IN FIELD w/ OWNER PRESENT.
- CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND ELECTRIC, WATER, GAS, TELEPHONE, AND CABLE ACCESS, AND COORDINATE WITH SERVICE COMPANIES PRIOR TO COMMENCEMENT OF ANY WORK.
- COORDINATE LOCATION OF VEGETATION TO REMAIN WITH APPROVED LANDSCAPE DESIGN PRIOR TO COMMENCEMENT OF WORK. PROVIDE VEGETATION PROTECTION AS REQUIRED.
- ALL DISTURBED AREAS TO BE RE-GRADED AND RE-SEED AS A MINIMUM SCOPE OF WORK UNLESS NOTED OTHERWISE.



ARCHITECTURAL SITE PLAN
 SCALE: 1" = 10'-0"



DRAWING LEGEND	
SP1	SITE PLAN
A6	ELEVATIONS



HUNTER RESIDENCE,
 3300 ORLANDO STREET, KNOX COUNTY, KNOXVILLE, TN 37917
 LOT 78 IN FAIRMONT PARK ADDITION

DESCRIPTION
 FLOOR PLANS
 SITE PLAN

KEYNOTES	
No.	Date

Plot Name
 Dwn FOR IN-FILL HOUSING REV#
 Appd. LOT #78
 Project No. 21.13
 Date NOVEMBER 16, 2021
 Sh. No.
 of

SP.1
 of

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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.

Roof Shapes and Materials

Section 7, page 12

- Proposed infill specifies similar pitch to existing houses on block.
- Proposed infill respects complex roof forms of historic blocks (refer to appendix).
- Proposed infill for a pre-1940 neighborhood specifies darker shades of shingle roofing.

Siding Materials

Section 8, page 13

- In a neighborhood dominated by painted wood siding, the proposed infill specifies clapboard or similar substitutes.
- In a neighborhood with mixed architectural styles, the proposed infill specifies appropriate material and detail.
- The proposed infill excludes faced stone, vertical siding, and other non-historic materials.

Additions

Section 9, page 14

- Proposed additions to existing houses respect siding and roof materials, as well as door and window styles original to the house.
- Proposed window or door replacements should respect original style (refer to Appendix C).
- Proposed additions are located to the side or rear of original house.
- Proposed additions which require additional height are located to the rear of the house.
- Specified roof line and roofing materials for proposed addition respect original house.
- Proposed addition does not violate openness or character of front porch.

Multi-unit Housing

Section 10, page 15

- Proposed multi-unit housing respects traditional front yard setbacks of neighborhood.
- Proposed multi-unit housing respects height of original houses in the neighborhood.
- Proposed multi-unit housing respects rhythm and proportion of historic homes on the block.
- Proposed parking for multi-unit housing accesses existing alleys.
- Proposed housing specifies landscaping to include shade trees, in front and back yards.

Landscape and Other Considerations

Section 11, page 16

- For proposed infill with 25 feet or greater front yard depth, at least one shade tree is specified for planting.
- Specified fencing and/or hedges will not exceed 42 inches in height in front yard.
- Front yard fences avoid chain link and specify appropriate historic material.

Small Lot 1930-1950 Era Houses

Section 12, page 17

- Off-street parking is located in the side or rear yard or parallel to the street.
- Multi-unit housing is in scale with other houses on the block and across the street.
- A porch or stoop is part of the design.
- Decks or patios are located behind the house.