



Staff Report

Infill Housing Design Review Committee

File Number: 12-D-21-IH

Meeting: 12/15/2021
Applicant: Vince Fortner
Owner: Dana Higgins

Property Information

Location: 3308 Bellevue St. **Parcel ID** 70 I K 003
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Edgewood Park Infill Housing Overlay District

Description of Work

Level II Additions Visible from the Primary Street

New rear addition to existing house. Rectangular addition will measure 10' long by 20' wide and extend off the left side of the new rear (north) elevation. The addition will feature a shed roof clad in asphalt shingles, an exterior of wood lap siding to match the existing house, and a CMU foundation. Secondary doors will be located on both side elevations, with a one-over-one, double-hung window on the rear elevation.

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 original houses on the block.
- The roofline and roofing materials should complement the original house.
- The open appearance of front porches should be maintained.

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.
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Comments

1. The proposed addition to be replaced is small in size and not visible from the primary street. As the proposed addition will extend to the left side (north) elevation, it will be visible from the primary street. Proposed placement of the addition on the rear is appropriate.
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2. The addition is small in size and compatible with the overall house. The low-slope shed-roof is clearly secondary in massing to the main house.
 3. Proposed materials, including an asphalt-shingle clad roof and wood lap siding with a 5" exposure, meet the design guidelines. The rear elevation's one-over-one, double-hung window is compatible with the primary house. The placement of a secondary door on the side elevation meets the design guidelines and contributes additional transparency to the elevation, which will be minimally visible from the street
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Recommendation

Staff recommends approval of Certificate 12-D-21-IH as submitted.



**INFILL
HOUSING
REVIEW
BOARD**

**12-D-21-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

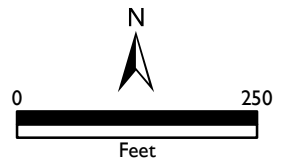


3308 Bellevue St.
Edgewood Park Infill Housing Overlay District

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

Revised:

Applicant:





DESIGN REVIEW REQUEST

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

Dana Higgins

Applicant

10/29/2021

11/17/2021

R21-1636

12-C-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

Vince Fortner

Cornerstone Construction Services, Inc

Name

Company

234 Morrell Rd. Suite 356

Knoxville

TN

37919

Address

City

State

Zip

865-389-7604

vince@cornerstoneconstructiontn.com

Phone

Email

CURRENT PROPERTY INFO

Dana Higgins

3308 Bellevue St., Knoxville, TN 37919

321-537-1511

Owner Name (if different from applicant)

Owner Address

Owner Phone

3308 Bellevue St., Knoxville, TN 37917

070IK003

Property Address

Parcel ID

Edgewood Park

Residential-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

11.29.21

Staff Signature

Please Print

Date

Dana Higgins

Dana Higgins

10/29/2021

Applicant Signature

Please Print

Date



CORNERSTONE
CONSTRUCTION SERVICES

10/27/21

PROJECT: 3308 BELLEVUE ST
KNOXVILLE, TN. 37917
PERMIT # R21-1636

SCOPE: DEMO OF EXISTING 8X12 SINGLE SLOPE
STRUCTURE AT REAR OF MAIN HOUSE

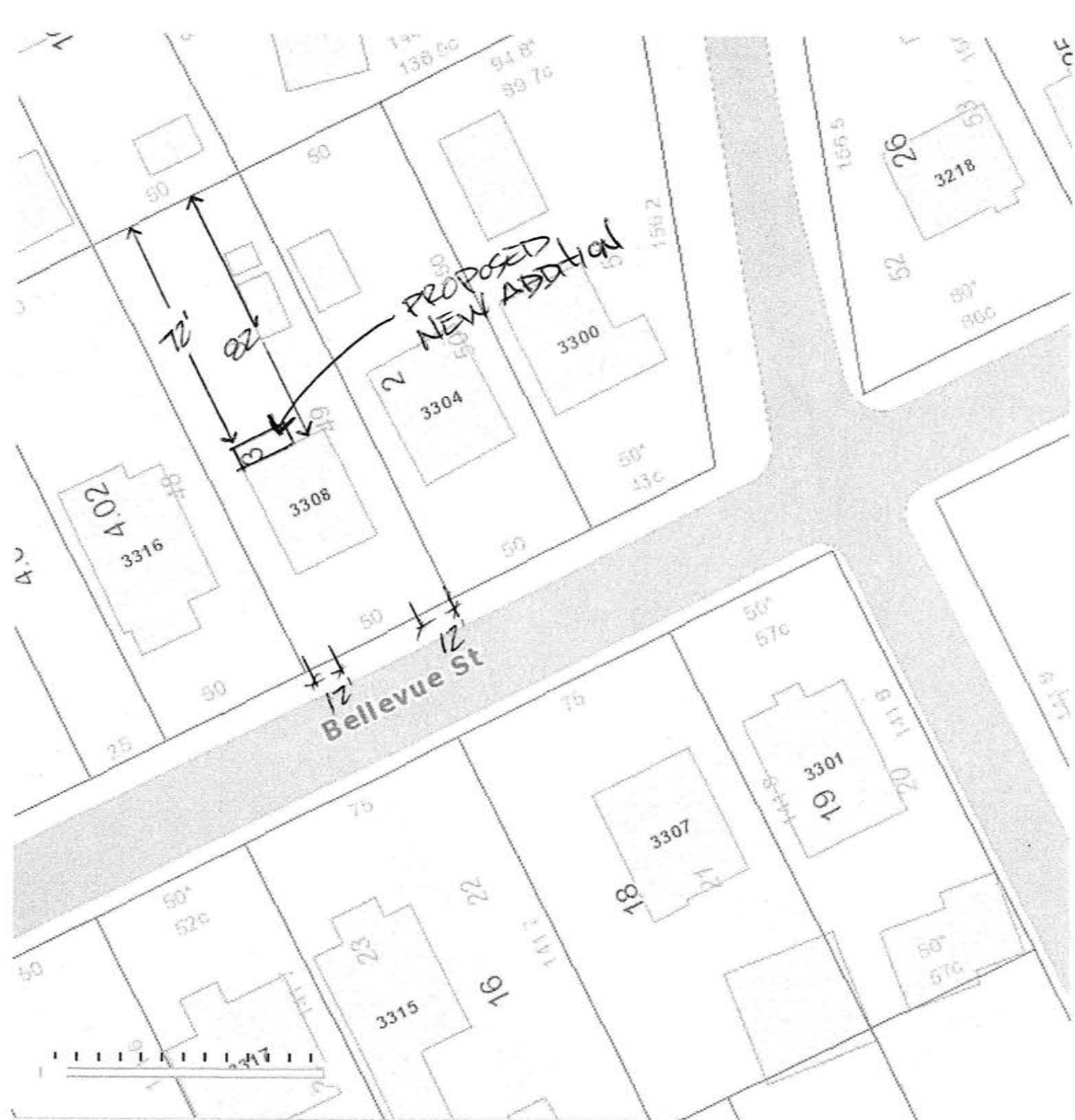
CONSTRUCT NEW 10 X 20 SINGLE SLOPE
STRUCTURE PER CODES & ATTACHED
DETAILS WITHIN EXISTING SETBACKS,
ALL INTERIOR FINISHES BY OWNER.

TOTAL PROJECT COSTS FOR PERMITTING - \$47,800.00

VINCE FORTNER -
CONSTRUCTION MANAGER

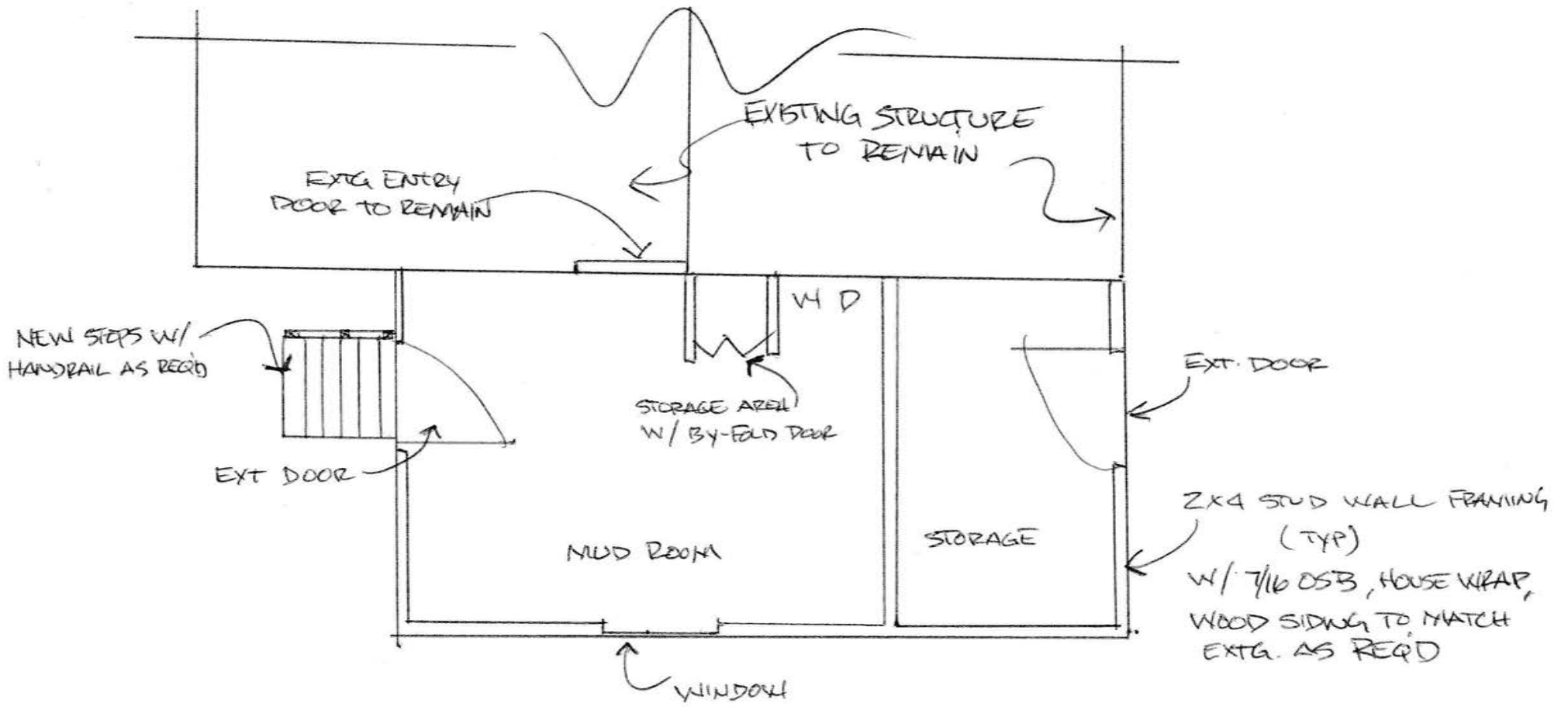
865-389-7604

VINCE@CORNERSTONECONSTRUCTIONTN.COM



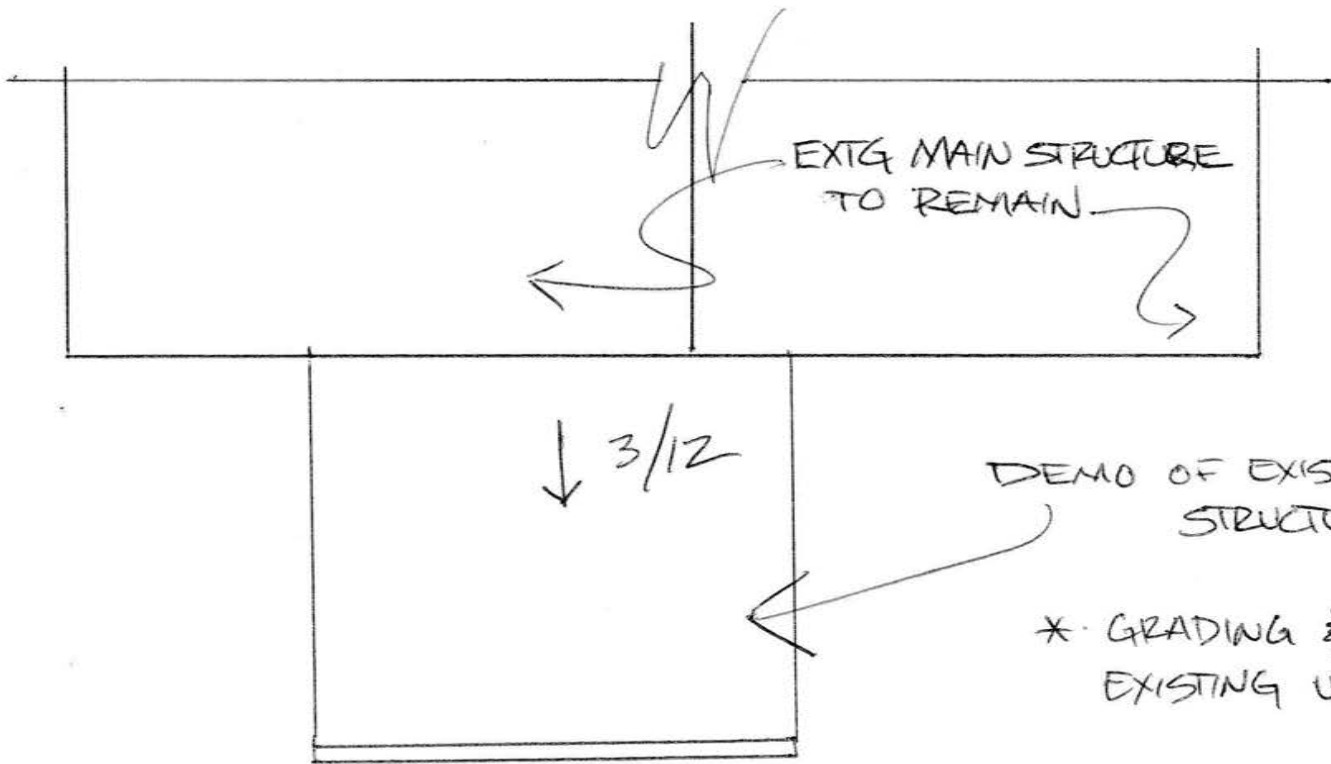
SITE PLAN W/SETBACKS - DWG 5

NTS



FLOOR PLAN - NEW ADDITION - DWG 3

1/4" = 1'-0"



DEMO OF EXISTING MUD ROOM STRUCTURE

* GRADING & RELOCATION OF EXISTING UTILITIES AS RECD

DEMO PLAN - DWG 1
1/4" = 1'-0"

