



# Staff Report

Infill Housing Design Review Committee

File Number: 2-A-21-IH

**Meeting:** 2/17/2021  
**Applicant:** Micheal Haynes  
**Owner:** Micheal Haynes

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## Property Information

**Location:** 1541 Minnesota Ave. **Parcel ID** 81 P E 024  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Lonsdale Infill Housing Overlay District

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## Description of Work

Level III New Primary Structure

New primary residence fronting Minnesota Avenue. One-story residence measuring 24' wide by 50' long, featuring a front-gable roof and a full-length, 8' deep porch recessed under the primary roofline. House will be set 20' from the front property line from the porch and 28' from the main house. Access proposed to extend from Minnesota Avenue, as there is no operable alley behind the property. A concrete walk extends to the front property line from the door.

The house features precast concrete walls clad in fiber cement lap siding (Hardie Plank), with an 8/12 pitch front-gable metal roof, and a 12' tall foundation. A full-length, 8' deep porch is recessed under the primary roof gable. The porch is supported by 6 by 6 square columns with a square picket railing.

The façade (south) elevation is three bays, with two 1/1 double-hung windows flanking a half-light door. The gable field will feature Hardie shake siding. (written on application, not depicted on elevation drawings) The left (west) elevation has one 1/1 double-hung window. The right (east) elevation features two 1/1 windows and a secondary entry door.

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## 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.
- 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' or more in

## Comments

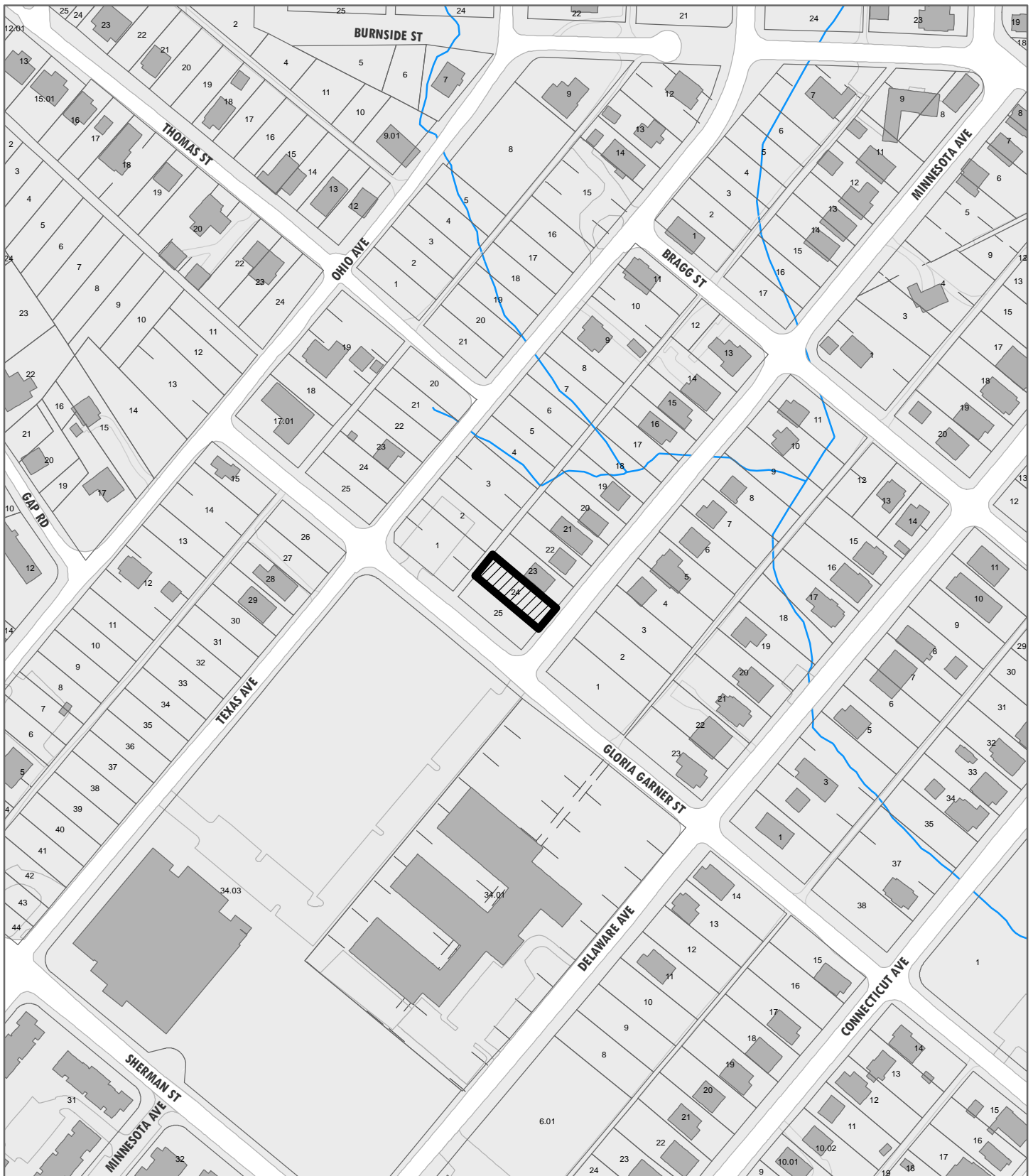
1. The proposed front setback of 20' to the full-length porch and 28' to the main massing of the house is compatible with the average front setback of 23.7' on the block. 1537 Minnesota Avenue, the adjacent new house reviewed in January 2020, will be in the same range. The site plan includes a walkway from the front door to the street.
2. The one-story, three-bay house is proportionate to the dimensions of the lot and the other houses on the block. The side yard setbacks are consistent with the block, where most houses are closer to the side property line to accommodate driveways.
3. The alley behind this block of Minnesota Avenue is not operable, so parking will need to extend off Minnesota Ave. The parking pad should be at least 20' behind the front façade of the house. Gravel or permeable pavers may be used to stay within impervious surface limits.
4. Overall, the three-bay front façade is similar in scale to other houses along the street. The 8/12 pitch roof contributes to the overall massing of the house. The 1' tall foundation is comparable to the neighborhood context.
5. The full-length, recessed porch is sufficiently deep to match the design guidelines and will be differentiated from the previously reviewed infill houses on the block. The details of 6 by 6 square columns with bases and trim, and a square picket railing, are appropriate within the guidelines.
6. Additional windows should be added to the left elevation to compliment the house's pattern of solids to voids.
7. The 8/12 pitch roof is appropriate for the historic context. Metal roofs are not excluded in the design guidelines, though they are less frequently used. Guidelines encourage darker shades of roof cladding to reflect historic context. A vent detail in the front gable field would contribute additional visual interest.
8. Hardie Plank lap siding and shingles are an appropriate siding material. The foundation should be parged or stuccoed on all elevations.
9. The final site plan should incorporate one native or naturalized shade tree in the front and rear yards.
10. Final drawings should incorporate a ramp or zero-step entry to meet City Homemaker program requirements

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## Recommendation

Staff recommends approval of 2-A-21-IH with the following conditions:

- 1) Parking should meet City Engineering requirements, be located at least 20' behind the house's front façade, and utilize gravel or permeable pavers as necessary to stay within impervious surface requirements;
- 2) Use a gable vent on the front gable field and clad the foundation in stucco;
- 3) Additional windows on the left elevation;
- 4) Meet City Homemaker requirements for visitability with a ramp or a zero-step entry on one elevation;
- 5) Final site plan should incorporate one native or naturalized shade tree in the front and rear yards.



**2-A-21-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

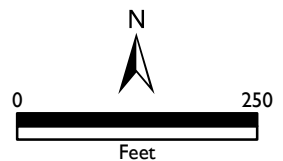
Applicant: Micheal Haynes

**INFILL  
HOUSING  
REVIEW  
BOARD**



1541 Minnesota Ave.  
Lonsdale Infill Housing Overlay District

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





# DESIGN REVIEW REQUEST

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

*Michael Haynes*  
Applicant

*1-6-21*  
Date Filed

*Feb 17 - 2021*  
Meeting Date (if applicable)

**2-A-21-IH**  
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

*Michael Haynes Construction Inc*  
Name

Company

*8207 weaver Hollow way*  
Address

*Powell*  
City

*Tn*  
State

*37849*  
Zip

*865-776-1140*  
Phone

*haynesmichael@icloud.com*  
Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

*1541 Minnesota Ave*  
Property Address *Knoxville Tn 37921*

*081 PE 024*  
Parcel ID

*Consdale*  
Neighborhood

*en-2 IH*  
Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

**Lindsay Crockett**

Please Print

**1.11.21**  
Date

*Michael Haynes*  
Applicant Signature

*Michael Haynes*  
Please Print

*1-6-21*  
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: 2 bedroom - 2 both pre cast walls with hardie siding and shake, Metal Roof, 8/12 pitch roof concrete driveway

## 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:

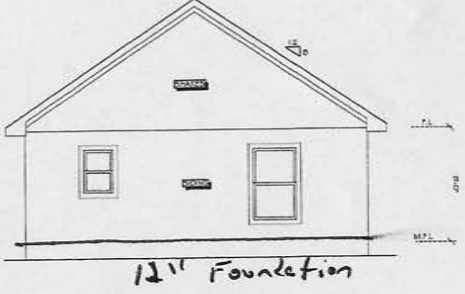
FEE 3:



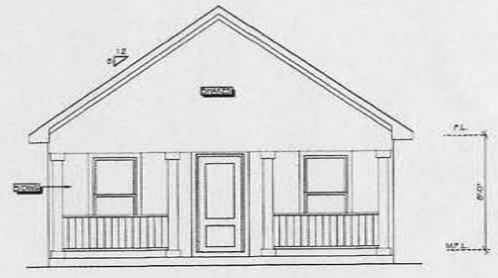




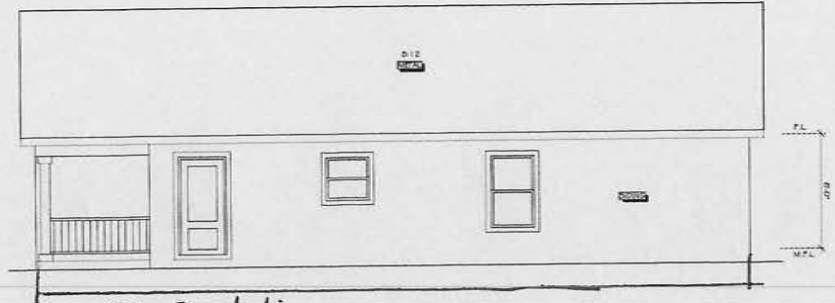
IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE CONTRACTOR TO CONSTRUCT THE PROJECT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY AND COMPLETENESS OF ALL INFORMATION PROVIDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND SUPPLIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY OWNERS' PERMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY OWNERS' PERMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY OWNERS' PERMISSIONS.



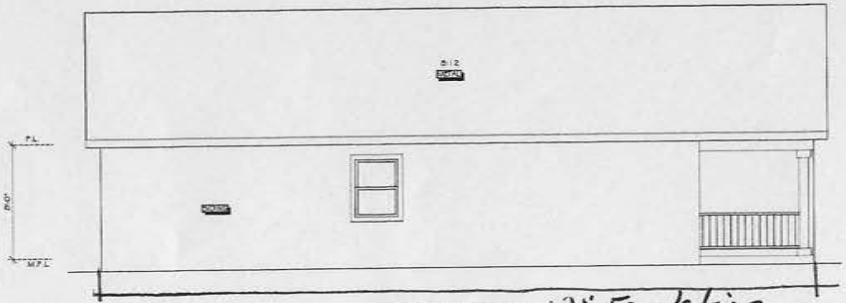
12" Foundation  
 REAR ELEVATION  
 SCALE: 0-1/4" = 1'-0"



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



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



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

REVISIONS

ELEVATIONS  
 SCALE: AS NOTED

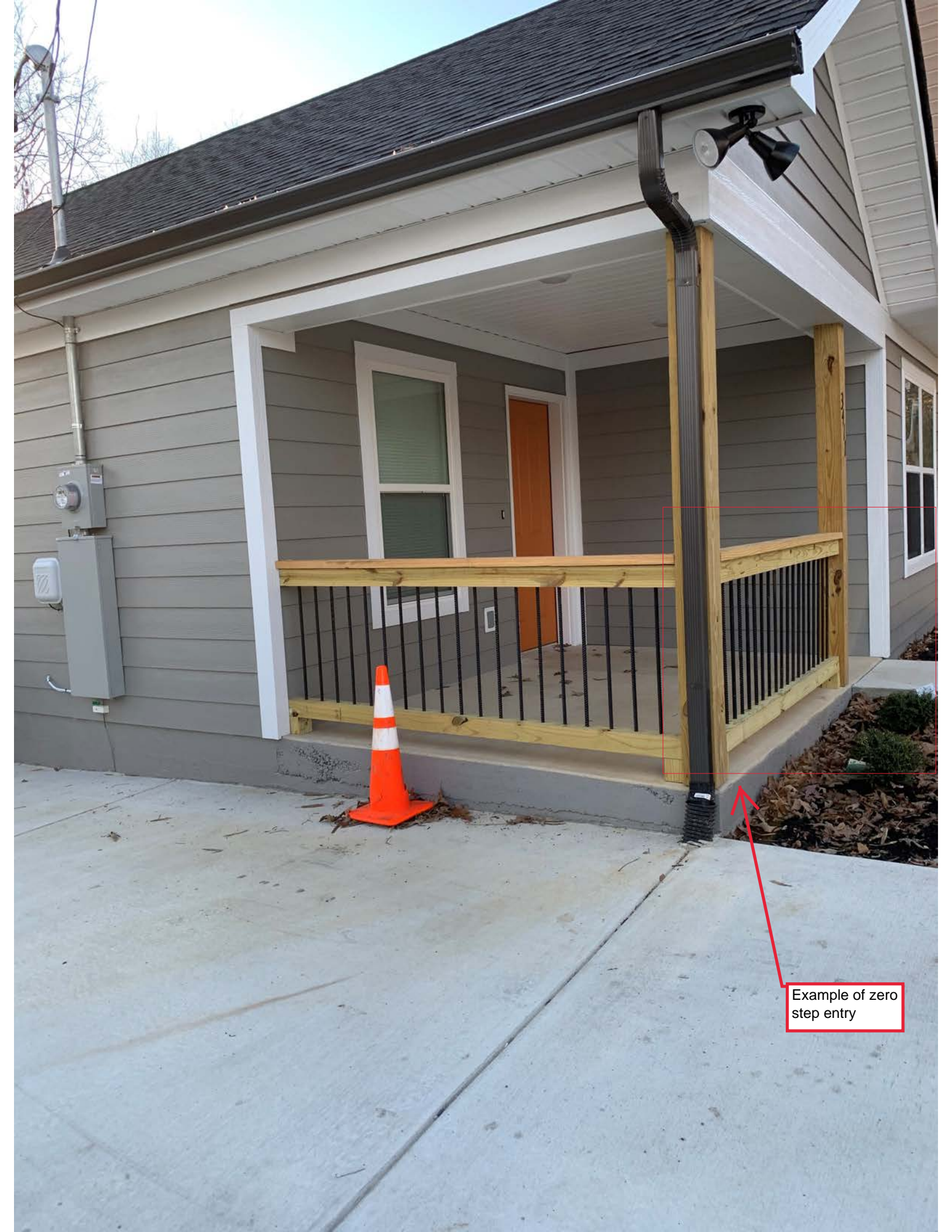
HAYNES  
 CONSTRUCTION  
 2x6 WALL  
 2 BEDROOM (RIGHT)

D.J. DESIGN  
 865-221-3231

DATE	1/12/2020
DRAWN BY	DK
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	

3  
 OF 3





Example of zero step entry