



Staff Report

Infill Housing Design Review Committee

File Number: 2-B-21-IH

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

Property Information

Location: 1543 Minnesota Ave. **Parcel ID** 81 P E 025
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 Minnesota Avenue. One-story residence measuring 24' wide by 50' long, featuring a front-gable roof and a partial-width, 8' deep, corner porch recessed under the primary roofline. Façade (including recessed front porch) will be set 20' from the front property line. Initial proposal includes access extending 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 12' wide, partial-width porch is recessed under the right half of the façade.

The façade (south) is three bays wide, featuring paired one-over-one, double-hung windows on the left side, followed by a half-light door and another 1/1 double-hung window. A small front-gable roof porch projects from the rear elevation. Side elevations have one-over-one 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.
- 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 depth to the front of the house

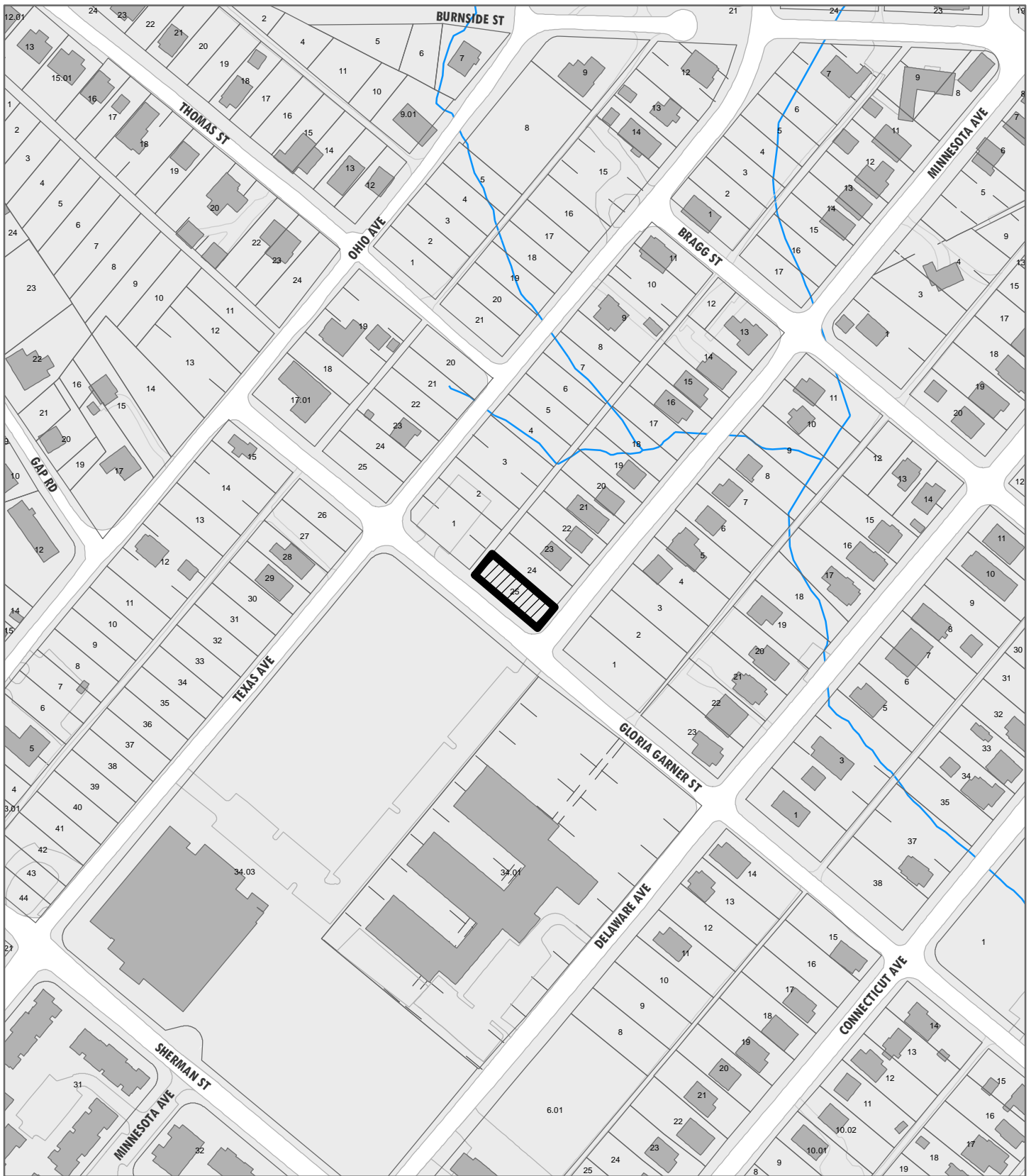
Comments

1. The proposed front setback of 20' to the main massing of the house (including the recessed corner porch) 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 or Gloria Garner Avenue, as the property is on a corner lot. 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. Final site plan should incorporate these details. Parking should meet City Engineering standards.
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 recessed corner porch is sufficiently deep to match the design guidelines. While it isn't a common porch form for historic houses, it will be differentiated from the previously reviewed infill houses on the block. The 6 by 6 square column with bases and trim, and a square picket railing, are appropriate within the guidelines. The rear corner porch will add additional visual interest to a house on a corner lot.
6. 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.
7. Hardie Plank lap siding and shingles are an appropriate siding material. The foundation should be parged or stuccoed on all elevations.
8. The final site plan should incorporate one native or naturalized shade tree in the front and rear yards.
9. Final drawings should incorporate a ramp or zero-step entry to meet City Homemaker program requirements

Recommendation

Staff recommends approval of 2-B-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. Driveway can extend off Gloria Garner St as the property is a corner lot;
- 2) Use a gable vent on the front gable field and clad the foundation in stucco;
- 3) Meet City Homemaker requirements for visitability with a ramp or a zero-step entry on one elevation;
- 4) Final site plan should incorporate one native or naturalized shade tree in the front and rear yards.



2-B-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

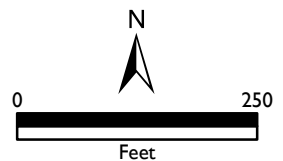
Applicant: Micheal Haynes

**INFILL
HOUSING
REVIEW
BOARD**



1543 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)

Applicant *Michael Haynes*

Date Filed *1-6-21*

Meeting Date (if applicable) *Feb 17-21*

File Number(s) **2-B-21-IH**

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

1543 Minnesota Ave
Property Address *Knoxville, Tn 37921*

081 PE 025
Parcel ID

Lonsdale
Neighborhood

RN-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: **3bdrm 2bath with Hardie siding and shakle, metal roof concrete driveway on slab, with 8/12 pitch roof**

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:

Revised site plan

Percentage of Impervious Surfaces
 Total Lot Square Footage 4800
 House + Front Porch 1392 sf - 29%
 Back Porch 100 sf - 2.08%
 Front Sidewalk 60 sf - 1.25%
 18' by 18' Concrete Parking Pad
 324 sf - 6.75%
 Total Impervious Surface
 1876 sf - 39.08%

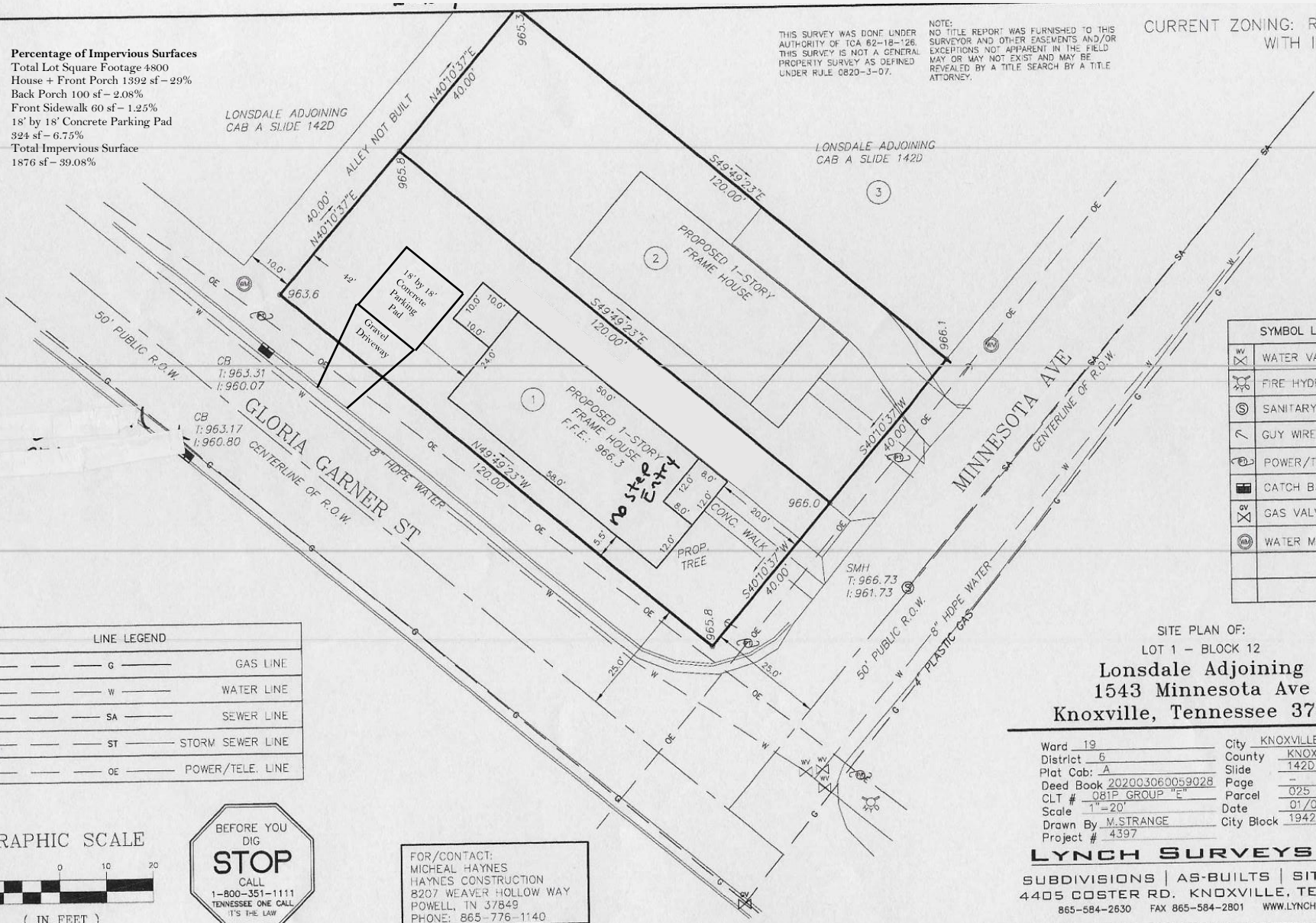
LONSDALE ADJOINING
 CAB A SLIDE 142D

THIS SURVEY WAS DONE UNDER AUTHORITY OF TCA 62-18-126. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

NOTE:
 NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

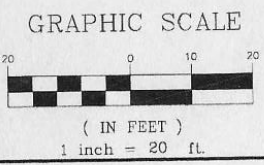
CURRENT ZONING: RN-2
 WITH IH OVERLAY

TN GRID
 NAD83 (NSRS2007)



SYMBOL LEGEND	
	WATER VALVE
	FIRE HYDRANT
	SANITARY MANHOLE
	GUY WIRE
	POWER/TELE. POLE
	CATCH BASIN
	GAS VALVE
	WATER METER

LINE LEGEND	
	GAS LINE
	WATER LINE
	SEWER LINE
	STORM SEWER LINE
	POWER/TELE. LINE



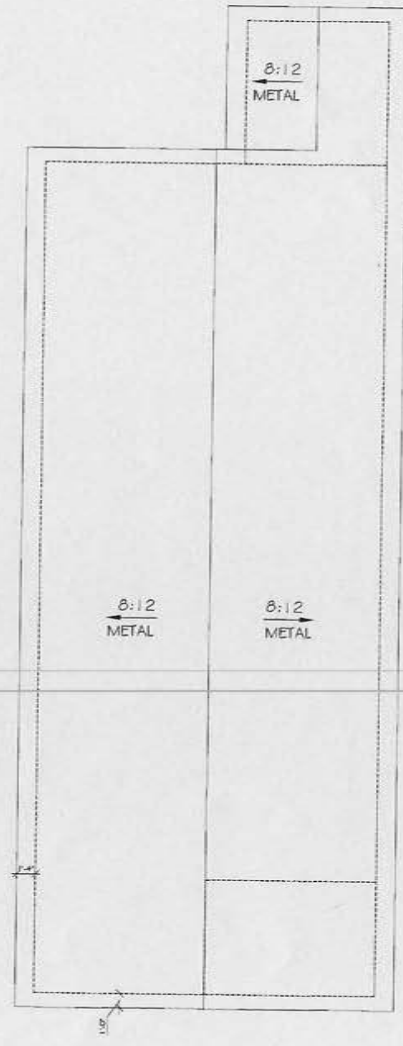
FOR/CONTACT:
 MICHAEL HAYNES
 HAYNES CONSTRUCTION
 8207 WEAVER HOLLOW WAY
 POWELL, TN 37849
 PHONE: 865-776-1140

SITE PLAN OF:
 LOT 1 - BLOCK 12
Lonsdale Adjoining
1543 Minnesota Ave
Knoxville, Tennessee 37922

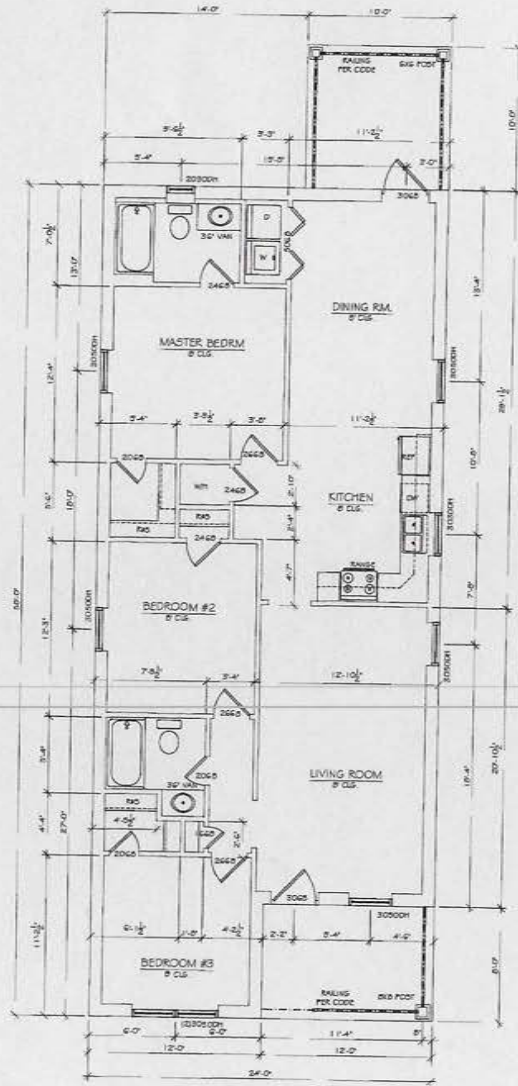
Ward 19	City KNOXVILLE
District 6	County KNOX
Plat Cab: A	Slide 142D
Deed Book 202003060059028	Page 025
CLT # 081P GROUP "E"	Parcel 01/04/2021
Scale 1"=20'	Date 01/04/2021
Drawn By M.STRANGE	City Block 19421
Project # 4397	

LYNCH SURVEYS LLC
 SUBDIVISIONS | AS-BUILTS | SITE DESIGN
 4405 COSTER RD. KNOXVILLE, TENN. 37912
 865-584-2630 FAX 865-584-2801 WWW.LYNCHSURVEY.COM

1. IN THE EVENT OF ANY DISCREPANCY, THE DRAWING SHALL SUPERSEDE ANY INFORMATION TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION, AND THEIR REQUIREMENTS MUST BE ACCURATELY REFLECTED IN THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION, AND THEIR REQUIREMENTS MUST BE ACCURATELY REFLECTED IN THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION, AND THEIR REQUIREMENTS MUST BE ACCURATELY REFLECTED IN THE DRAWING.



ROOF PLAN
SCALE: 0'-1/4" = 1'-0"



MAIN FLOOR PLAN
SCALE: 0'-1/4" = 1'-0"

SQ FT	
TOTAL HEATED AREA:	1296
MAIN FLOOR:	1296
PORCH ENTRY:	96
COVERED PATIO:	100

Date	1/25/20
Drawn by	DR
Scale	
Job	
Block	
Order by	
Sheet	
Of	4

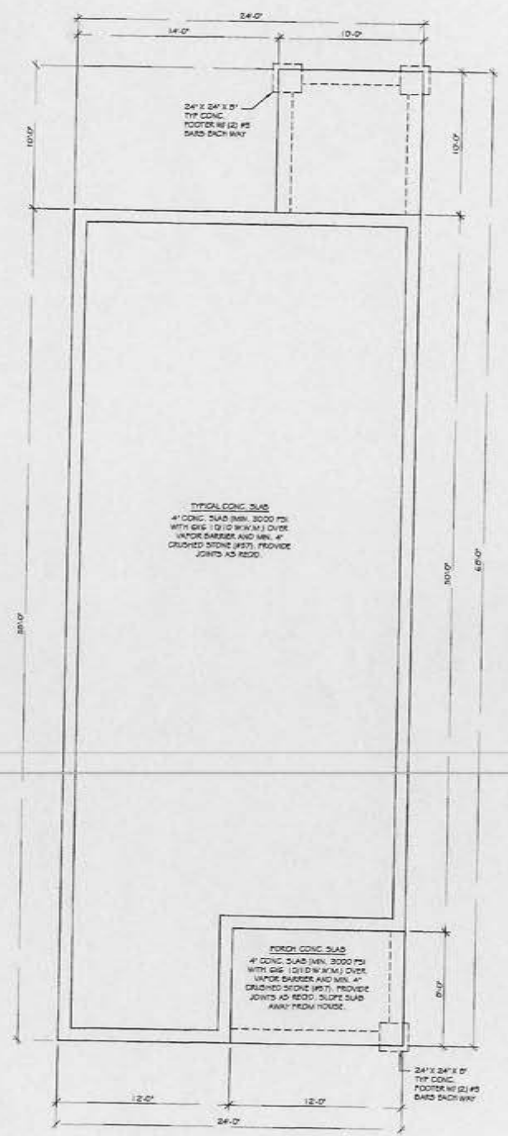
REVISIONS

MAIN FLOOR / ROOF PLAN
SCALE: 0'-1/4" = 1'-0"

HAYNES CONSTRUCTION
E/CAUST
3 BEDROOM (RIGHT)

D.J. DESIGN
865-221-3231

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE CONTRACTOR TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ALL APPLICABLE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS, CONDITIONS, AND MATERIALS SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS, CONDITIONS, AND MATERIALS SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS, CONDITIONS, AND MATERIALS SHOWN ON THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS, CONDITIONS, AND MATERIALS SHOWN ON THESE DOCUMENTS.



FOUNDATION PLAN
SCALE: 0'-1/4" = 1'-0"

REVISIONS

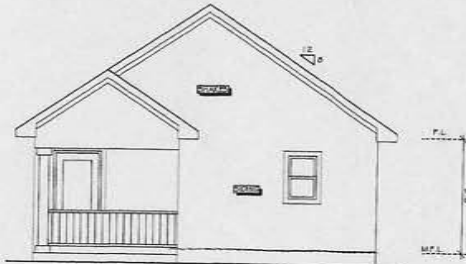
FOUNDATION PLAN
SCALE: 0'-1/4" = 1'-0"

HAYNES CONSTRUCTION
E.VANOST
8 BEDROOM (RIGHT)

D.J. DESIGN
0625-221-3231

Date	1/25/20
Drawn by	DR
Scale	

IT IS THE INTENT OF THESE DOCUMENTS TO PROVIDE SUFFICIENT INFORMATION TO THE CONTRACTOR TO CONSTRUCT THE PROJECT SHOWN. IT IS THEREFORE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND COMPLIANCE WITH ALL APPLICABLE AGENCIES PRIOR TO CONSTRUCTION, AND THESE DIMENSIONS SHALL TAKE PRECEDENCE OVER THESE DRAWINGS. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO MAKE IT COMPLETE AND ACCURATE, THE ARCHITECT AND ARCHITECTURAL FIRM SHALL NOT BE RESPONSIBLE FOR ANY OMISSIONS, ERRORS, OR INACCURACIES THAT MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS, INCLUDING, BUT NOT LIMITED TO, THE EXISTING CONDITIONS, DIMENSIONS, AND MATERIALS. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CONSTRUCTION OF THE PROJECT OR THE PERFORMANCE OF THE CONTRACTOR.

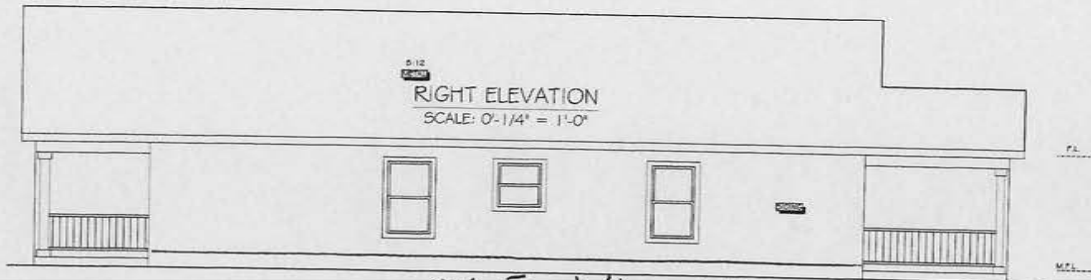


REAR ELEVATION
SCALE: 0'-1/4" = 1'-0"

12" Foundation height

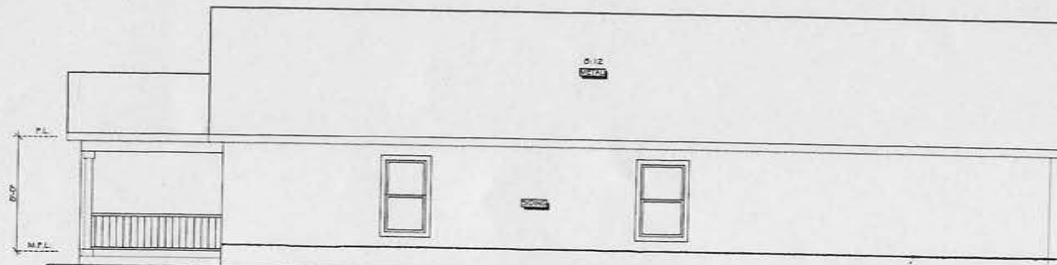


FRONT ELEVATION
SCALE: 0'-1/4" = 1'-0"



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

12" Foundation height
Precast



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

12" Foundation height

REVISIONS

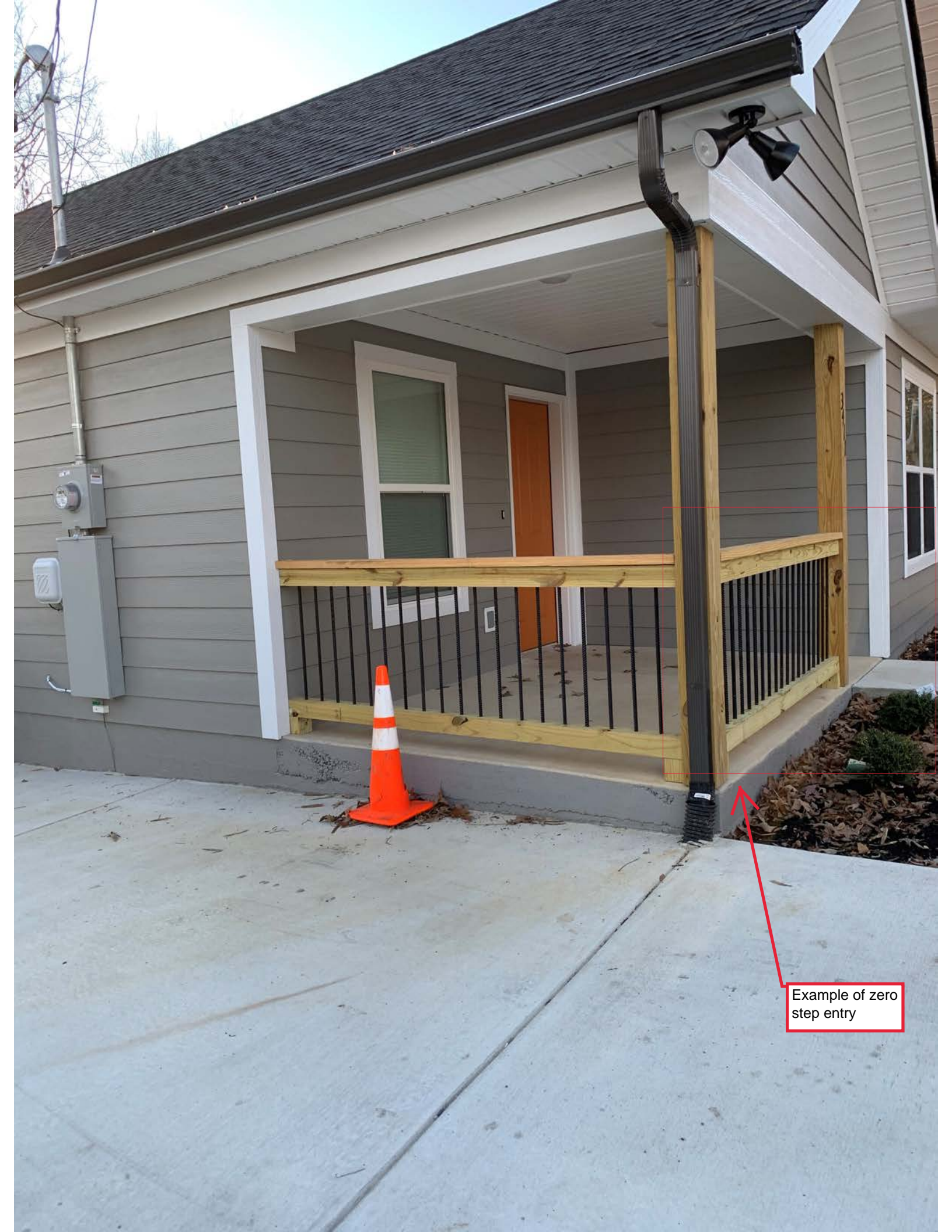
FRONT & REAR ELEVATIONS
SCALE: AS NOTED

HAYNES
CONSTRUCTION
EVCAST
3 BEDROOM (RIGHT)

D.J. DESIGN
865-221-3231

DATE	1/25/20
DRAWN BY	DK
CHECKED BY	

3
OF 4



Example of zero step entry