



Staff Report

Infill Housing Design Review Committee

File Number: 2-D-21-IH

Meeting: 2/17/2021
Applicant: Kortni Cook City of Knoxville Community Development
Owner: LeeAnn and James Adkins

Property Information

Location: 1218 Katherine Ave. **Parcel ID** 81 I J 002
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 Katherine Avenue. One-story residence to measure 18'-8" wide by 50' long, featuring a front-gable roof and a shed-roof porch centered on the façade. The house is proposed to be set 15' from the front porch to the front property line. Side setbacks are 7' on each side. Parking access will extend from the rear alley and consist of a parking pad with a gravel walkway to the secondary entry. A paved walkway will extend to the front property line.

The one-story house features a front-gable roof clad in asphalt shingles with an 8/12 pitch, an exterior of vinyl lap siding and a stuccoed foundation. The front porch is 8' deep by 14' wide, with a shed roof supported by 6 by 6 square columns, with a handrail of square vinyl pickets.

The façade (north) is two bays and features one 1/1 double-hung vinyl window and an entry door. The east (right) elevation features three 1/1 double-hung windows, with one additional window on the rear (south) elevation. The left side elevation features one 1/1 double-hung window and a secondary entry, accessible by pressure-treated wood steps and covered by a shed-roof awning.

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 house is proposed to have a 15' front setback, which will maintain a consistent streetscape with the original houses on the block. The application includes a walkway from the front porch to the front property line.
2. Overall, the house is proportional to the lot and the surrounding context. The side yard setbacks of 7' on each side meet the design guidelines, keeping the rhythm of spacing between the houses consistent.
3. The application avoids the front yard for parking, using alley access for the parking pad. Parking should meet City Engineering requirements and incorporate landscaping or fencing as screening to meet guidelines.
4. The two-bay front elevation is somewhat more narrow in scale from the other houses along the street; however, the house's width is constrained by a narrow lot and the foundation height, house height, and overall massing are appropriate for the context. The adjacent house is a Queen Anne cottage with a projecting front-gable roof massing which will be reflected by the new construction.
5. The application incorporates an 8' deep front porch with square posts and a square guardrail, which meet the design guidelines.
6. One-over-one windows are similar to historic houses on the block and appropriate for the context. Additional windows should be incorporated on the west side elevation and the rear elevation to better meet the guidelines' emphasis on a ratio of solid to voids.
7. The proposed 8/12 pitch roof meets the design guidelines and the shed-roof porch contributes additional complexity to the roof. The final design should use darker shades of shingles to reflect original roofs.
8. Vinyl lap siding and a stuccoed foundation meet the design guidelines; the siding should incorporate an overlap to resemble clapboard siding instead of Dutch lap or flush panels.

Recommendation

Staff recommends approval of 2-D-21-IH, with the following conditions: 1) parking to meet City Engineering requirements and receive landscaping or fencing as screening to meet guidelines; 2) incorporate additional windows on west side and rear elevations; 3) use lap siding with an overlap instead of Dutch lap or flush panels.



**INFILL
HOUSING
REVIEW
BOARD**

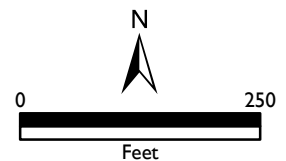
**2-D-21-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1218 Katherine Ave.
Lonsdale Infill Housing Overlay District

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

Applicant: Kortni Cook City of Knoxville
Community Development





DESIGN REVIEW REQUEST

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

Kortni Cook / City of Knoxville Community Development

Applicant

1/27/21
Date Filed

2/17/21
Meeting Date (if applicable)

2-D-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

Kortni Cook / City of Knoxville Community Development

City of Knoxville

Name

Company

400 Main Street

Knoxville

TN

37901

Address

City

State

Zip

865-660-4377

Kcook@knoxvilletn.gov

Phone

Email

CURRENT PROPERTY INFO

LeeAnn and James Adkins

1218 Katherine Ave.

865-896-8162

Owner Name (if different from applicant)

Owner Address

Owner Phone

1218 Katherine Avenue

081IJ002

Property Address

Parcel ID

LONSPALE

RN-1, IH

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

1.27.21

Please Print

Date

S. Kortni Cook
Applicant Signature

S. Kortni Cook

1/27/2021
Date

Please Print

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: Construction of a new 940 SF single family dwelling and parking pad off the alley.
We are currently awaiting the final Plat/survey to be approved by the city & surveyor. The 15'-0" front setback would require a variance.

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

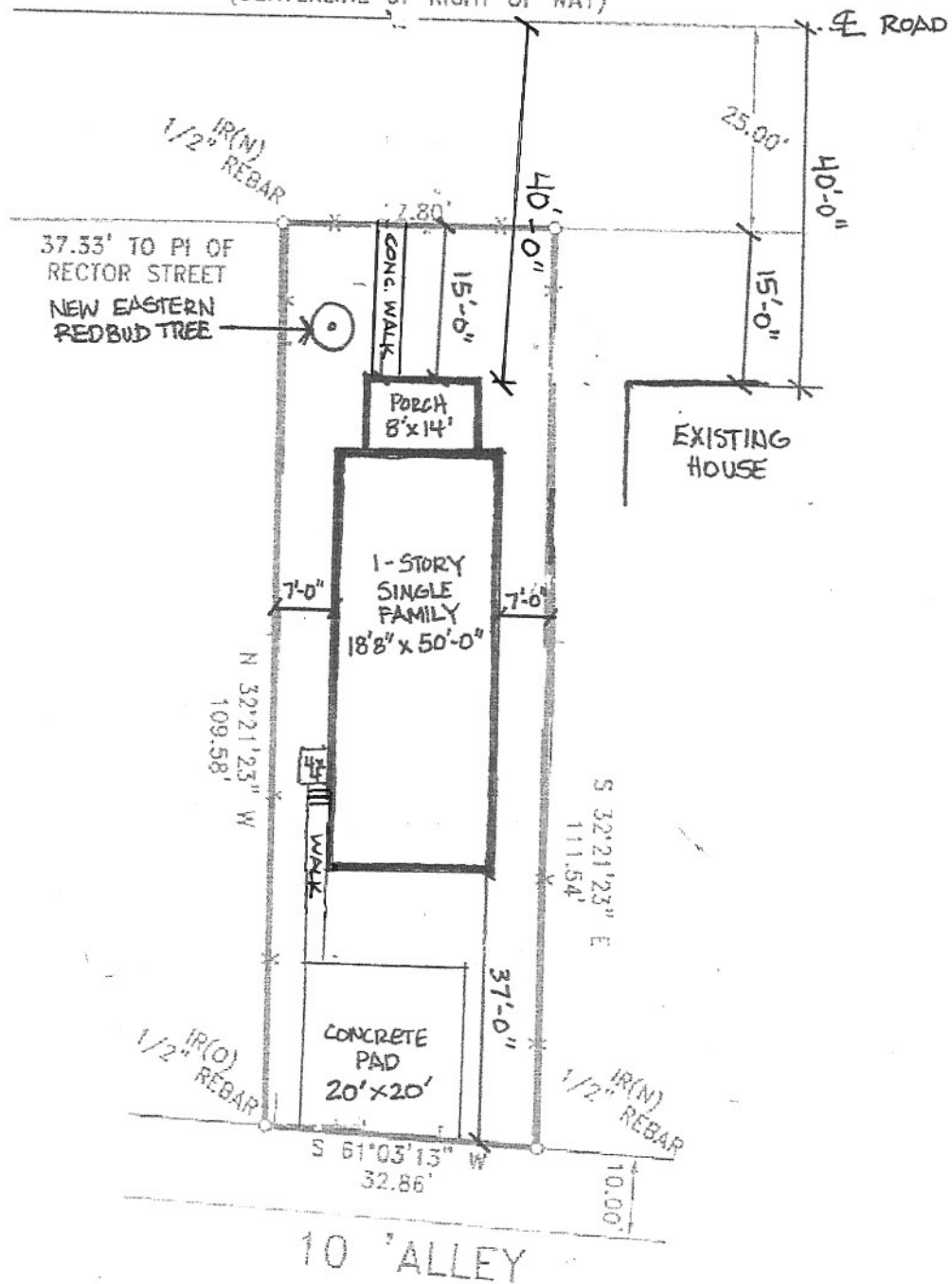
- Property Owners / Option Holders

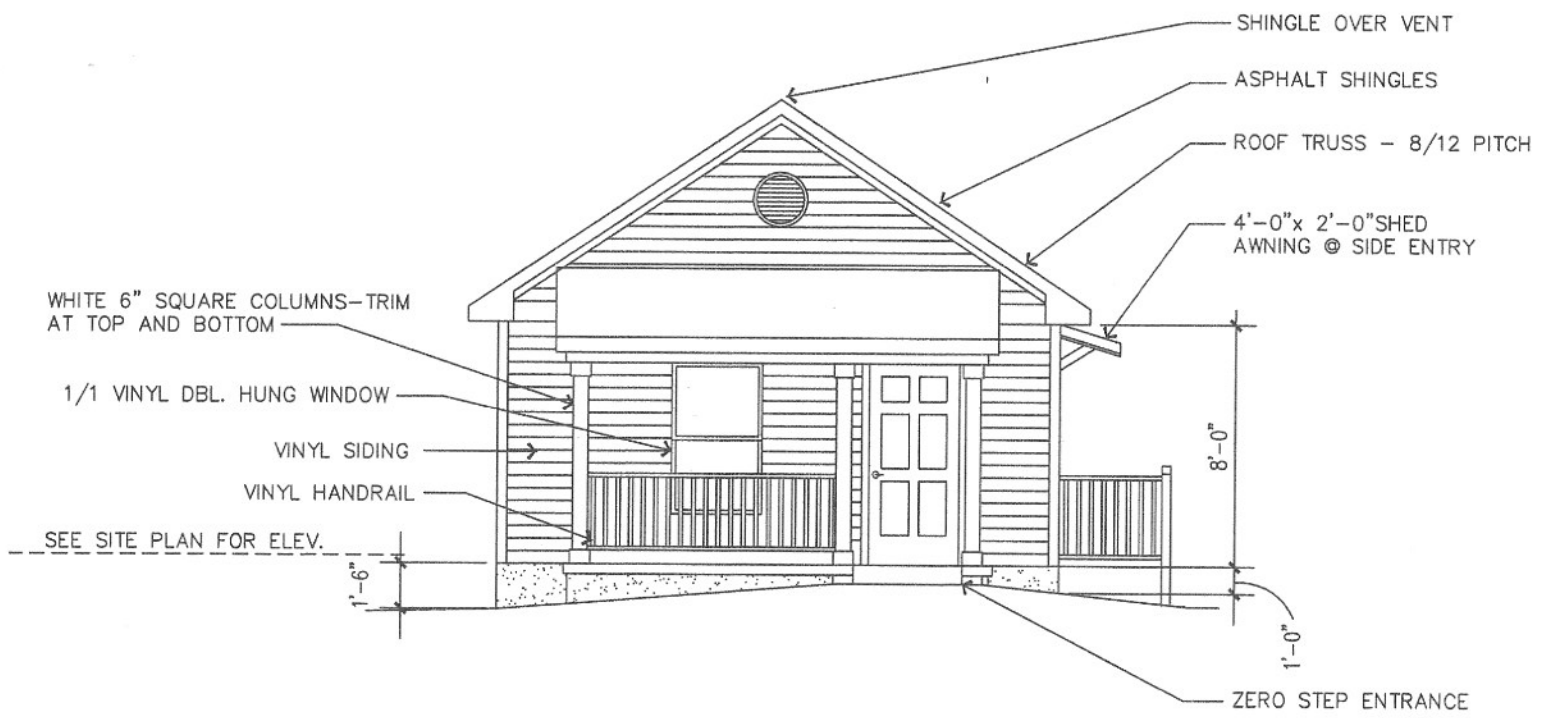
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL:
FEE 2:		
FEE 3:		

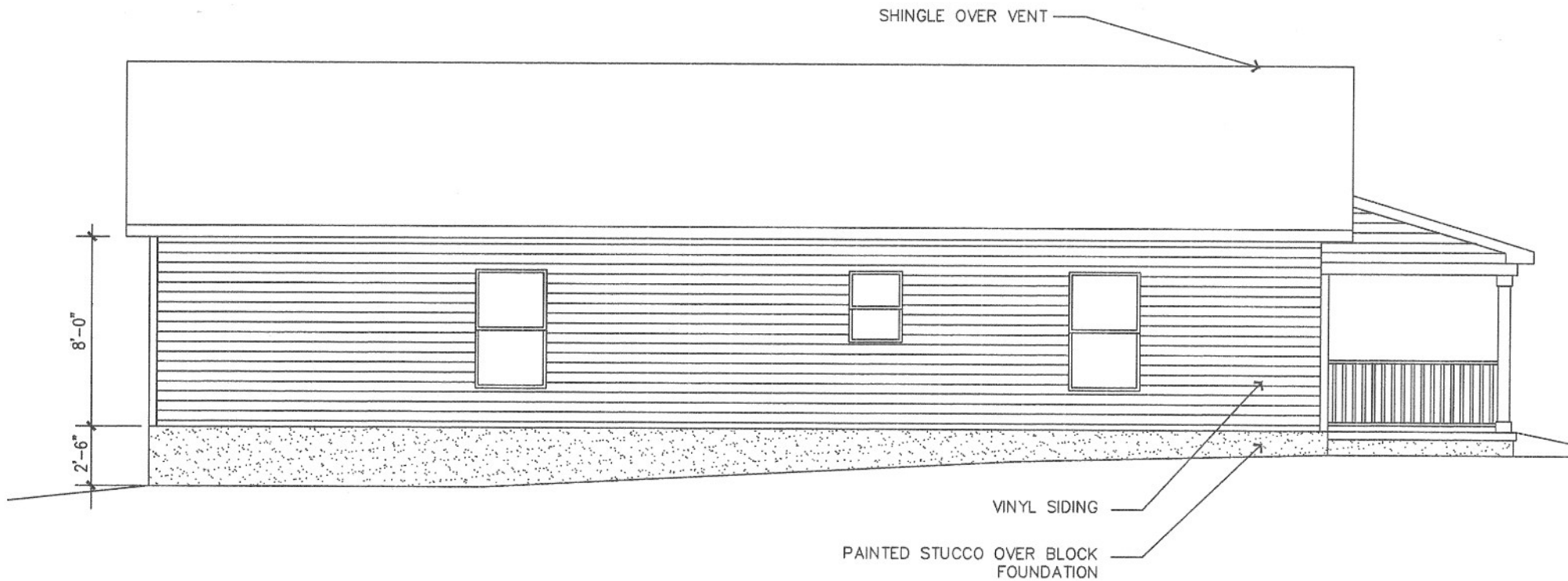
KATHERINE AVENUE

(CENTERLINE OF RIGHT OF WAY)





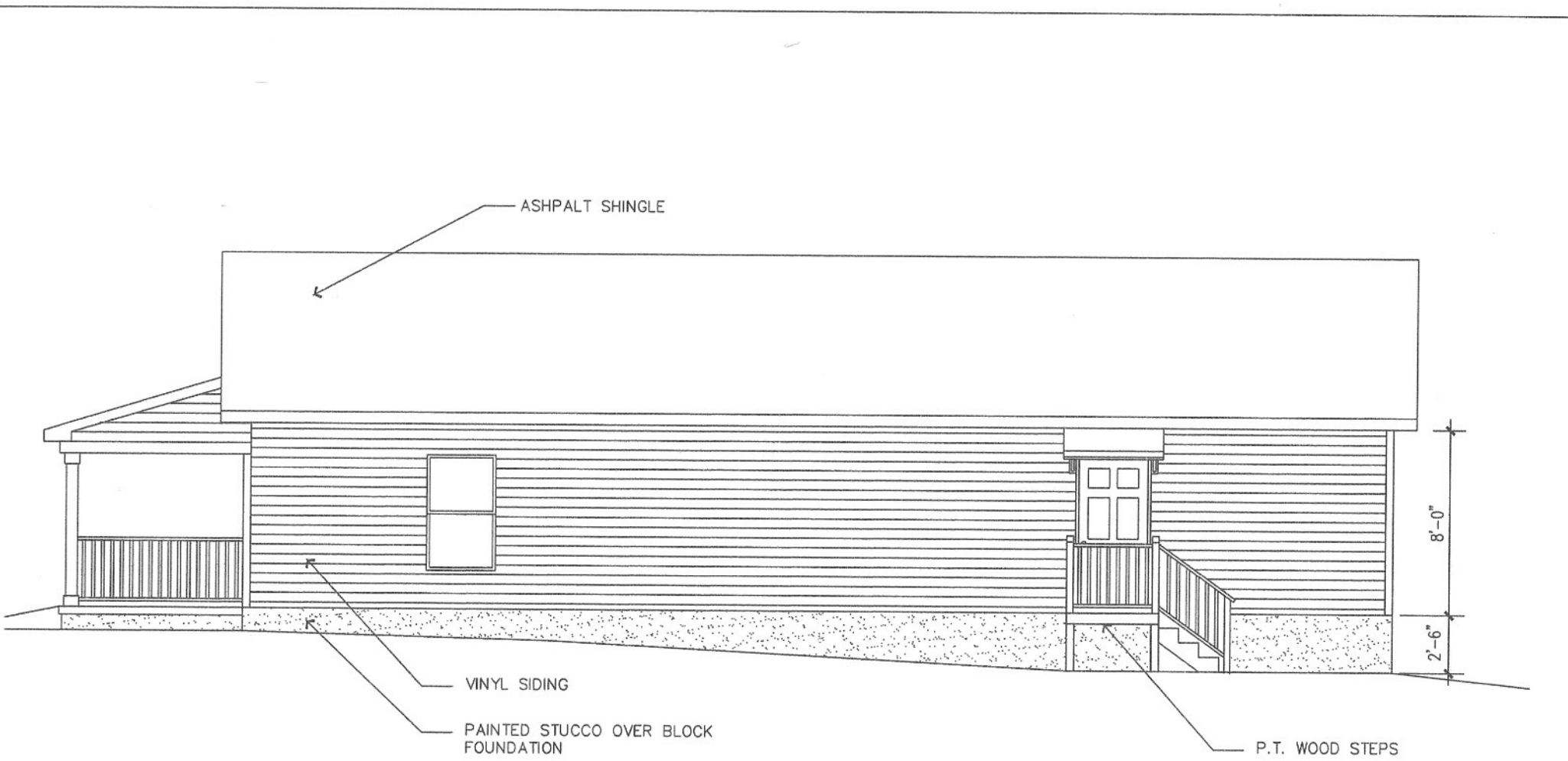
City of Knoxville - Community Development Dept.
 2 - Bedroom House Plan = Front Elevation
 1218 Katherine Avenue 37921



City of Knoxville - Community Development Dept.

2 - Bedroom House Plan = Side Elevation

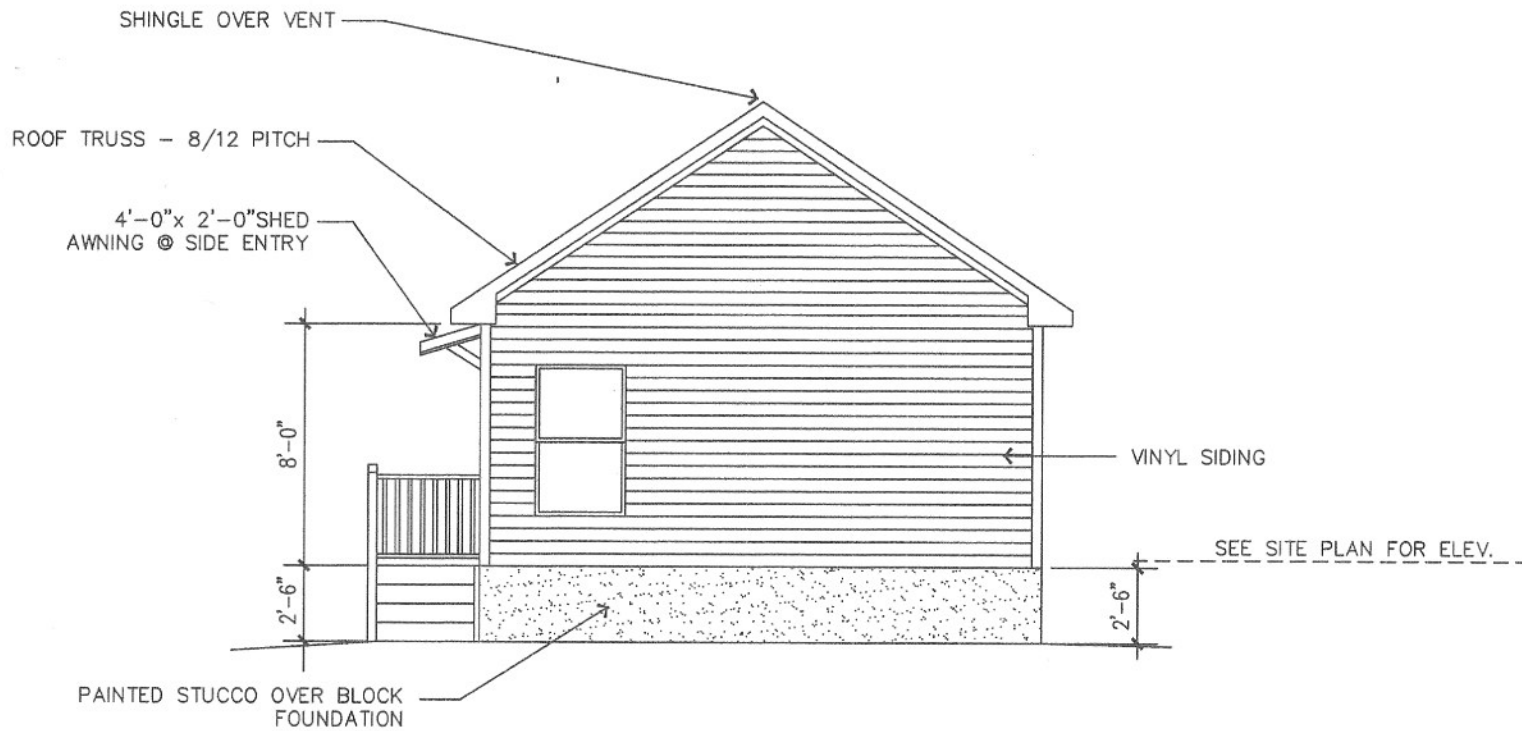
1218 Katherine Avenue 37921



City of Knoxville - Community Development Dept.

2 - Bedroom House Plan = Side Elevation

1218 Katherine Avenue 37921



City of Knoxville - Community Development Dept.

2 - Bedroom House Plan = Rear Elevation

1218 Katherine Avenue 37921



ACE
FENCE

1215

PRIVATE
PROPERTY
NO TRESPASSING