



Staff Report

Infill Housing Design Review Committee

File Number: 1-E-21-IH

Meeting: 1/20/2021
Applicant: Jeff Maitlen
Owner: Jeff Maitlen

Property Information

Location: 717 Hiwassee Ave. **Parcel ID** 69 N F 007
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level I Driveways, Parking Pads, Access Points, Garages, or Similar

Installation of an 8' by 14' prefabricated shed. The shed is proposed to be placed on an existing 24' by 24' concrete pad to the rear of the property. The shed will be located 8' from the left side property line and 15' from the rear property line fronting the alley. The rectangular shed has a metal shed roof, an exterior of vertical composite wood siding, and a centrally located door. A 2' by 2' horizontal sliding window will be located on one side elevation.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

3. Alleys, Parking, and Services

- Alley access should be used for garage or parking pad locations.
- Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

8. Siding Materials

- Sheds, garages, and other outbuildings can be constructed of vertical siding or more economical methods.
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Comments

The proposed shed meets the design guidelines as it will be located to the rear of the property, behind the primary structure and oriented towards the alley. The shed will adhere to the City zoning ordinance requirements, as it is located 8' from the interior side property line and approximately 15' from the rear property line. Due to the shed's placement behind the primary house, the shed will not be visible from the public right-of-way. Placement of the shed is appropriate.

The shed is modest in size and uses vertical panels of a textured wood composite siding. Design guidelines note that "vertical siding or more economical methods" are appropriate for outbuildings. The shed could be easily removed without effect on the property.

Recommendation

Staff recommends approval of Certificate 1-E-21-IH.

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: REMOVE A PORCH AND REPAIR SHED

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: I'D LIKE TO PUT UP AN 8' x 14' SHED. THERE IS A 24' x 24' CONCRETE PAD IN PLACE (FROM WHERE A FORMER STRUCTURE ONCE STOOD - THE STRUCTURE WAS COMPLETELY REMOVED PRIOR TO OUR BUYING THE PROPERTY ON 4/23/20).

STAFF USE ONLY

ATTACHMENTS

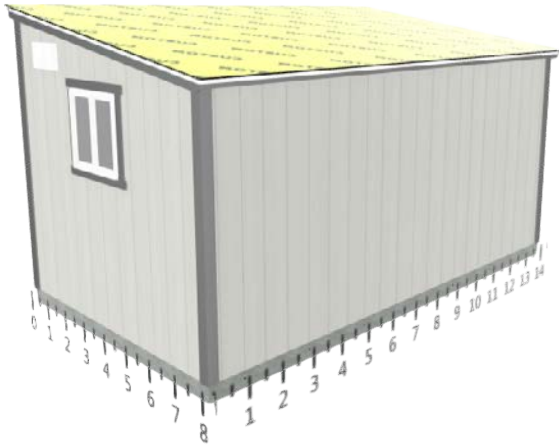
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

FEE 1:	\$50	TOTAL:
FEE 2:		
FEE 3:		
		\$50



Wall D



Wall A

Wall C

Wall B

Base Details

Building Size & Style

Sundance Lean-To - 8' wide by 14' long

Paint Selection

Base: Tundra Frost, Trim: Dover Gray, Accent (Doors): Tundra Frost

Roof Selection

Custom Roof Covering - Petwer Gray Metal Roof

Drip Edge

White

Options Details

Special Instructions

It can't be prebuilt...it will need to be assembled onsite.

Doors

4' x 6'2" Single Shed Door, Left Hinge Placement, Drip Cap

Windows

2'x2' Horizontal Sliding Window

Transoms

3 Ea Transom Window (16"x8")

Roof

119 Sq Ft Radiant Barrier Roof Decking

Floor and Foundation

112 Sq Ft 3/4" Treated Floor Decking Upgrade

Interior

16 Lin Ft Shelving - 24" deep
8 Lin Ft 24" Workbench

Vents

2 Ea 16"x8" Wall Vent - White

Shelving Locations

Shelving on Side C at 39", 60".

Workbench Locations

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
No

Is there a power outlet within 100 feet of installation location?
Yes

The building location must be level to properly install the building. How level is the install location?
Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes

Substrate Shed will be installed on?
Concrete Pad



Jeff Maitlen
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Workbench on Side A at 39".

DocuSigned by:
Signature: JEFF MAITLEN Date: 12/28/2020
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