



# Staff Report

Infill Housing Design Review Committee

File Number: 7-A-21-IH

**Meeting:** 7/21/2021  
**Applicant:** Jon Colbaugh City of Knoxville Community Development  
**Owner:** Johnny Howell

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## Property Information

**Location:** 1728 Connecticut Ave. **Parcel ID** 81 P L 008  
**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 Connecticut Avenue. One-story, side-gable roof residence measuring 24'-8" wide by 38'-8" long, with a partial-width, shed-roof front porch which is flush with the primary façade. The house is proposed to be set 25' from the front property line. The proposed parking is a 10' wide by 40' long concrete driveway, accessed by the alley and located at the rear of the property.

The house features a 6/12 side-gable roof, clad in asphalt shingles, with an exterior of horizontal vinyl siding and a stuccoed foundation. A 7'-4" deep, 12'-8" wide front porch with a shed roof is located on the left half of the façade, supported by vinyl 6" square columns. The façade features two one-over-one, double-hung windows and a half-light entry door. There is one window on the right (southwest) elevation and the left (northeast) elevation features two 3' wide by 5' tall windows. A 5' by 5' deck and ramp project from the center of the rear elevation. There are rectangular louvered vents on the gable fields and 4" vinyl trim around windows and 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.

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## Comments

1. The house is proposed to be located 25' from the front property line. A 25' front setback is in line with the existing house on the property (to be demolished) and the overall front setback pattern of the block. While the adjacent property at 1732 Connecticut Ave is set 56' from the front property line, the new house at 1728 Connecticut Avenue will reinforce the overall front yard pattern. The site plan includes a concrete walkway

extending to the sidewalk.

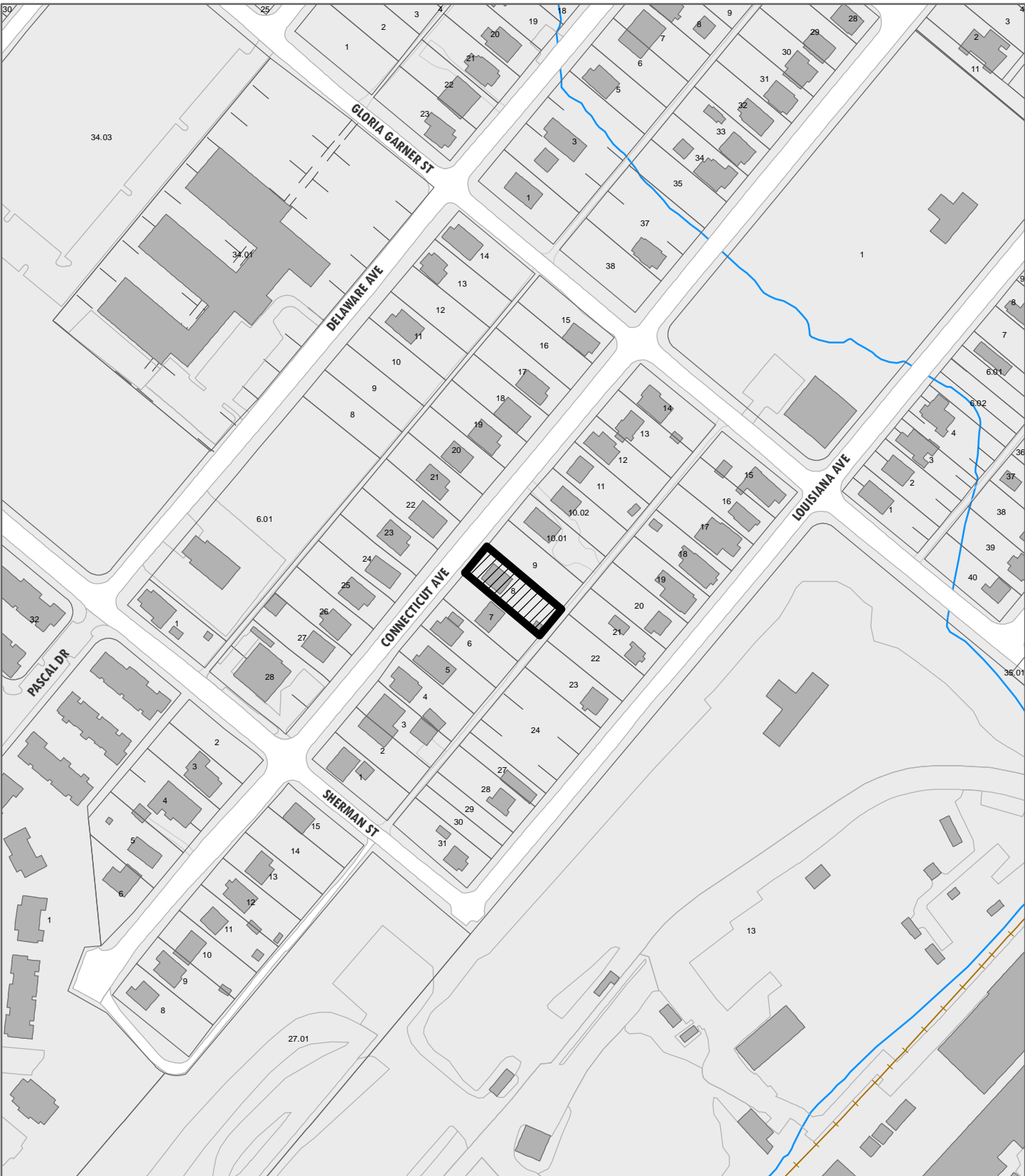
2. The block is characterized by a few modified Queen Anne cottages and Craftsman bungalows, Minimal Traditionals, and a significant amount of contemporary infill construction. The proposed one-story, modest residence is proportional to the dimensions of the lot and the other houses on the block. The side yard setbacks are consistent with the lot and the other houses on the block.
3. The proposed parking meets Infill Housing design guidelines and City Engineering standards, as proposed. Any refinement to site plan during permitting should meet City Engineering standards.
4. Overall, the one-story, three-bay façade is similar in scale and width to the context. A 1'-8" foundation will be compatible with historic foundation heights.
5. The proposed 7'-4" deep, half-width front porch is proportionate to the house. A porch that is flush with the primary façade elevation will not be disproportionate to comparable historic houses on the block. The proposed 6" square columns and square picket railing are compatible with the historic context.
6. Guidelines recommend window and door styles to be compatible with historic houses on the block, and maintain a consistent ratio of solid to void. An additional window is necessary on the right (southwest) elevation to avoid large swaths of siding without transparency. The proposed window trim will contribute to the overall house's design.
7. The proposed 6/12 pitch roof meets the design guidelines; the house's design will benefit from the additional complexity provided by the 8/12 pitch front-gable massing projecting from the façade.
8. Overall materials are appropriate within the guidelines. The vinyl siding should be lap siding with an overlap instead of Dutch lap or flush panel siding.
9. The side plan includes a front yard shade tree.

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## Recommendation

Staff recommends approval of Certificate 7-A-21-IH, with the following conditions:

- 1) Parking to meet City Engineering standards;
- 2) Locate an additional window on the right (southwest) elevation;
- 3) Exterior siding to be lap siding with an overlap instead of Dutch lap or flush panel.



**INFILL  
HOUSING  
REVIEW  
BOARD**

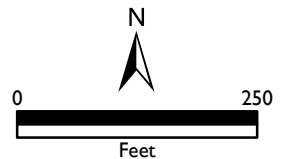
**7-A-21-IH  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



1728 Connecticut Ave.  
Lonsdale Infill Housing Overlay District

Original Print Date: 7/8/2021  
Revised:  
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Jon Colbaugh City of Knoxville  
Community Development





# DESIGN REVIEW REQUEST

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

Johnny Howell

Applicant

6.29.2021

July 21, 2021

7-A-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

Charles Sherrod/Jon Colbaugh

City of Knoxville Community Development

Name

Company

400 Main Street

Knoxville

TN

37901

Address

City

State

Zip

8652152610

csherrod@knoxvilletn.gov

Phone

Email

## CURRENT PROPERTY INFO

Johnny Howell

1728 Connecticut Avenue

8653353364

Owner Name (if different from applicant)

Owner Address

Owner Phone

081PL008

Property Address

Parcel ID

Lonsdale Land Co

RN-2

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

6/29/21

Please Print

Date

*Charles D Sherrod*  
Applicant Signature

CHARLES D SHERROD

6/29/2021

Please Print

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: 800 sq ft, 2 bedroom, 1 bath

850 sq Ft.

on slab

STAFF USE ONLY

**ATTACHMENTS**

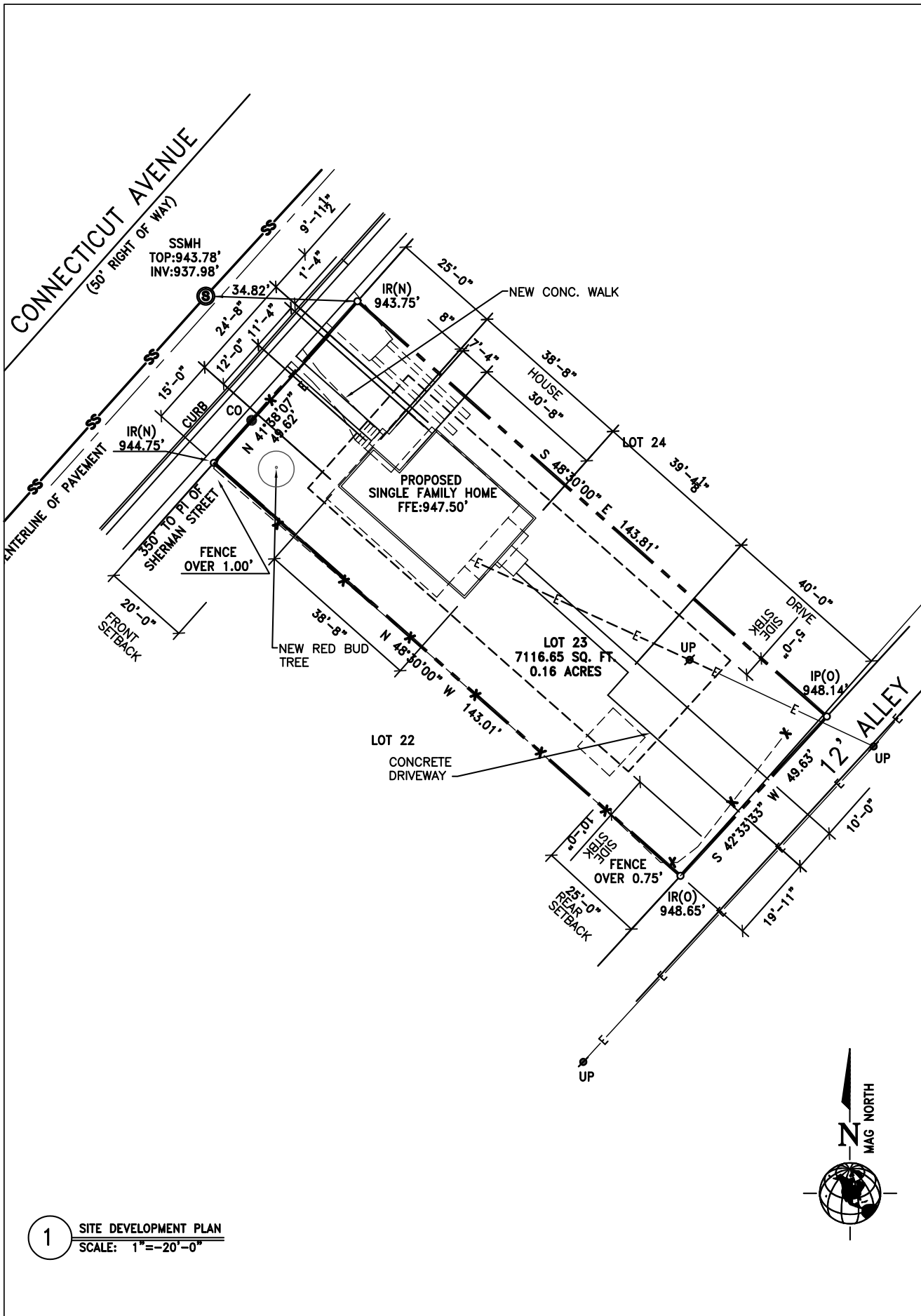
- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**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:	



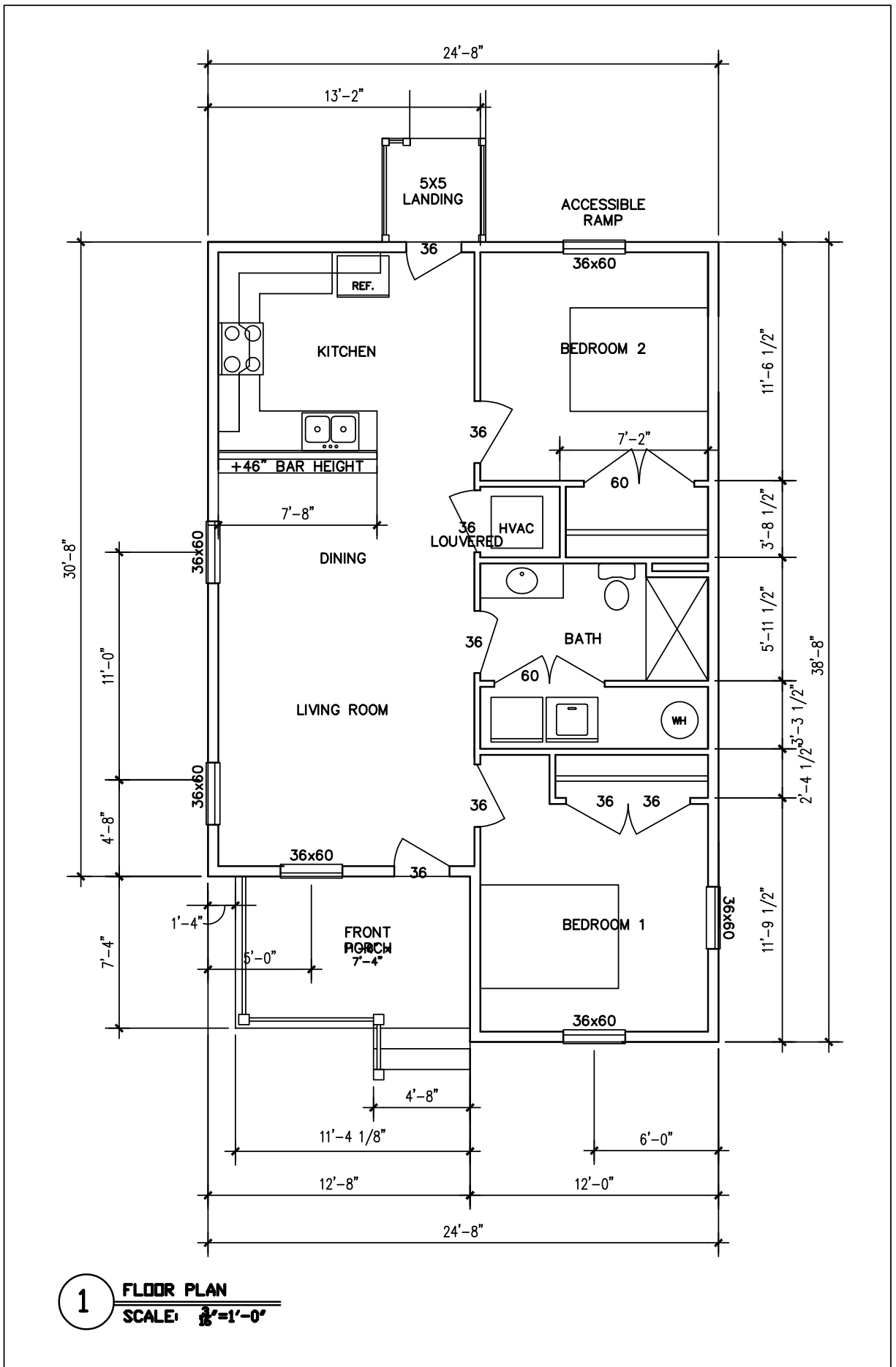
1 SITE DEVELOPMENT PLAN  
SCALE: 1" = 20'-0"

CITY OF KNOXVILLE  
COMMUNITY DEVELOPMENT  
400 MAIN STREET  
KNOXVILLE, TN 37902  
865-215-2120

OWNER OCCUPIED REHABILITATION  
JOHNNY HOWELL  
1728 CONNECTICUT AVE.  
KNOXVILLE, TN 37921  
REHAB SPECIALIST: DOUG SHERROD

SURVEY BY:  
ROTH LAND SURVEYING  
Gary L. Roth, Jr, RLS  
6718 Kern Road  
Knoxville, TN 37918  
PH: (865) 689-3186  
FAX: (865) 687-3231

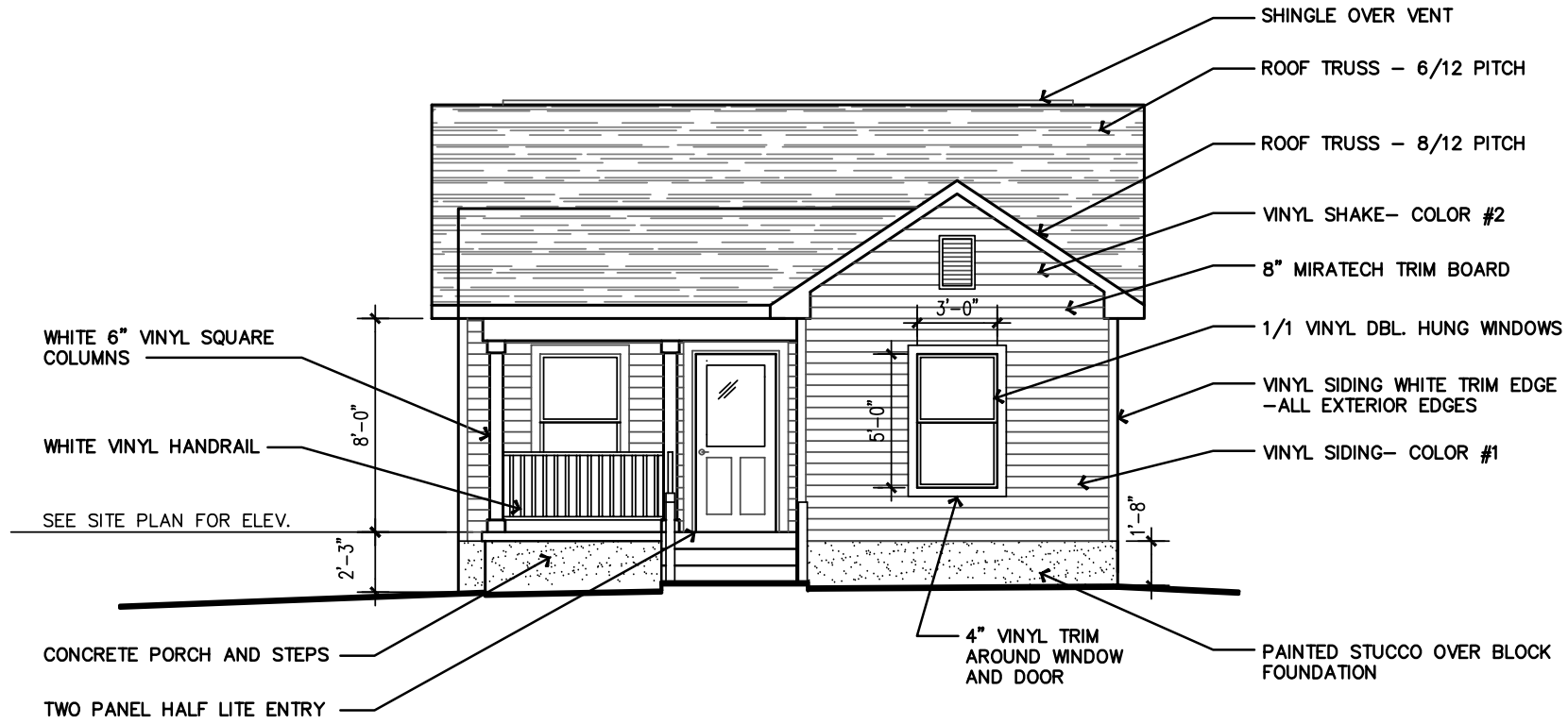




**1 FLOOR PLAN**  
 SCALE:  $\frac{3}{8}" = 1'-0"$

<p><b>CITY OF KNOXVILLE</b>  <b>COMMUNITY DEVELOPMENT</b>  <b>400 MAIN STREET</b>  <b>KNOXVILLE, TN 37902</b>  <b>865-215-2120</b></p>	<p><b>OWNER OCCUPIED REHABILITATION</b>  <b>JOHNNY HOWELL</b>  <b>1728 CONNECTICUT AVE.</b>  <b>KNOXVILLE, TN 37921</b>  <b>REHAB SPECIALIST: DOUG SHERROD</b></p>	<p><b>SQUARE FEET: 852</b></p>
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**1** FRONT ELEVATION  
 SCALE:  $\frac{3}{8}'' = 1'-0''$

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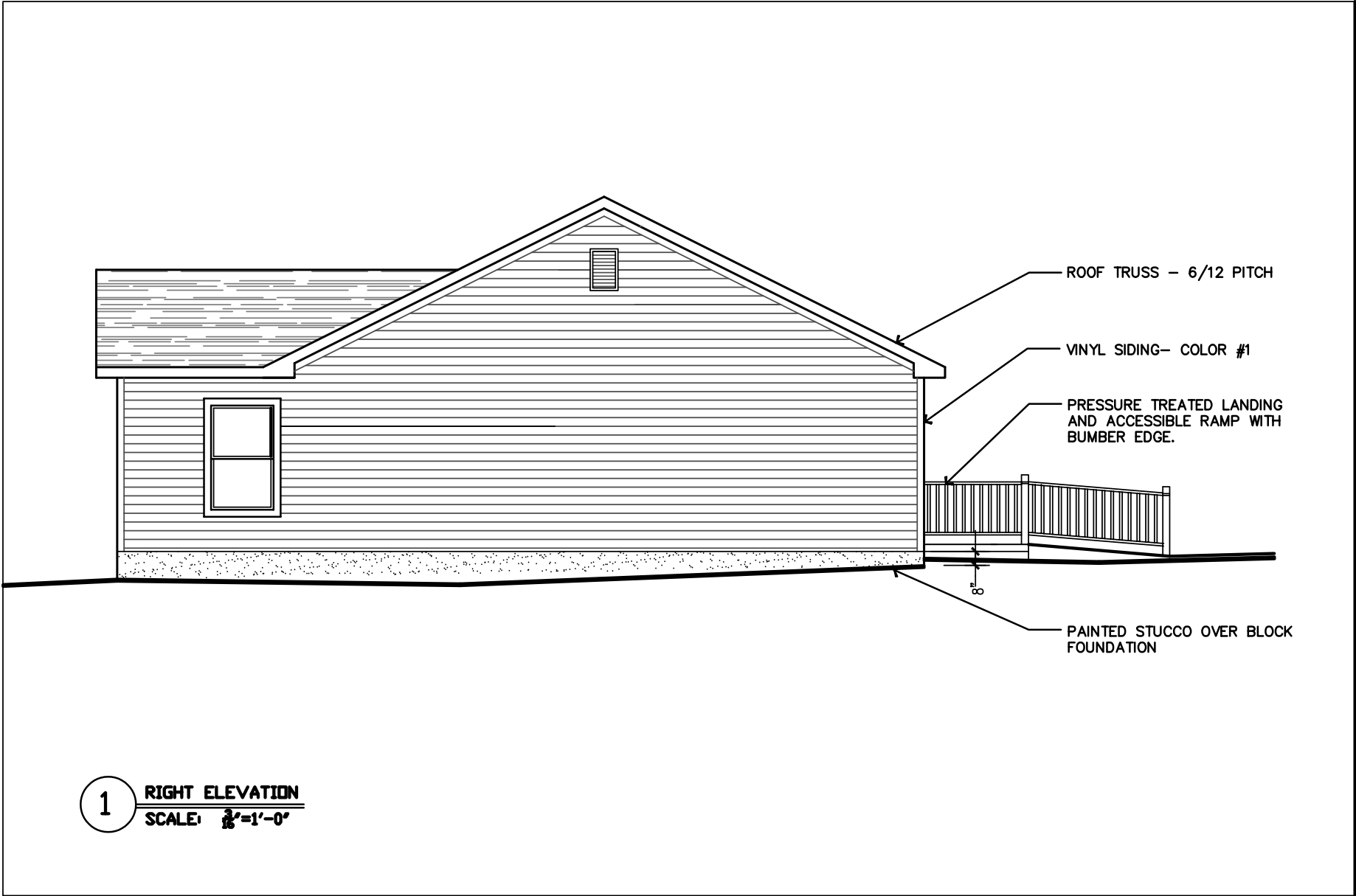
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