



Staff Report

Infill Housing Design Review Committee

File Number: 7-B-21-IH

Meeting: 7/21/2021
Applicant: Gillian Yeoh
Owner: Gillian Yeoh

Property Information

Location: 3109 Dempster St. **Parcel ID** 69 M H 018
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Edgewood Park Infill Housing Overlay District

Description of Work

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

Proposed new secondary structure. Secondary structure will be 24' wide by 25' deep, recessed from the primary structure, and set 7' from the interior side (south) property line and 15' from the rear (west) property line.

Secondary structure is a rectangular, prefabricated metal garage with a 3/12 pitch side-gable roof, two rolling garage doors on the side elevation (facing north, fronting the rear yard). The building and roof will be metal and they will rest on a concrete slab foundation.

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
-

Comments

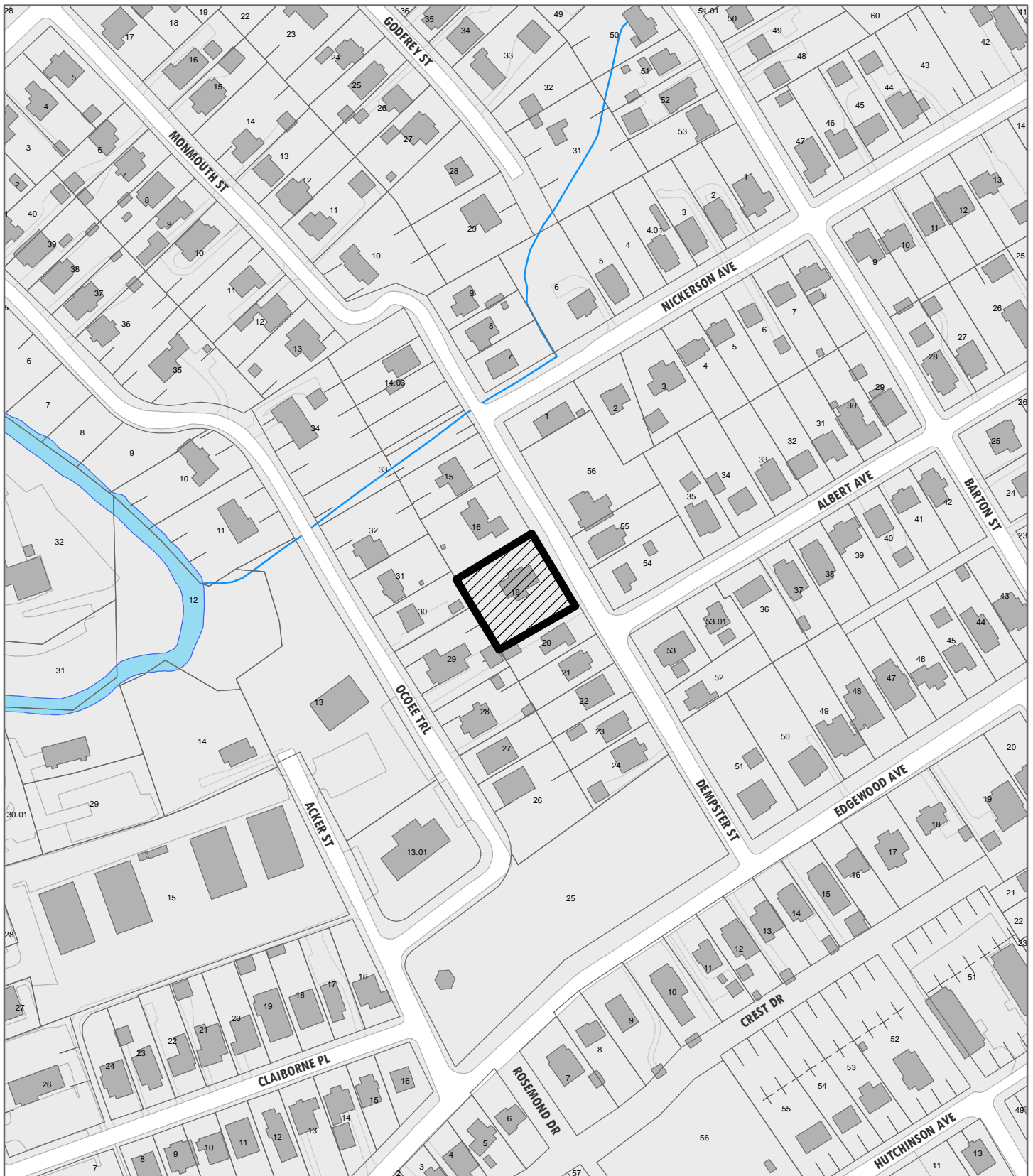
The proposed secondary structure will be located on the rear corner of the property, but not recessed behind the primary residence. Placement of the shed, including setbacks, meets the base zoning code and City Engineering standards. While the structure has garage doors, it will be used for storage only.

Due to the lack of vegetation on the property and the size and placement of the structure, the secondary structure will be substantially visible from the public right-of-way. Installing landscaping or fencing to screen the metal structure would reduce visibility and better meet Infill Housing design guidelines.

Guidelines note that sheds, garages, and other outbuildings can be constructed of vertical siding or more economical methods. Metal prefabricated sheds have been approved in IH overlays in the past, with the condition that they receive landscaping/screening to reduce visibility from the public right-of-way.

Recommendation

Staff recommend approval of Certificate 7-B-21-IH, with the following condition: 1) install landscaping/screening to reduce visibility of the shed from Dempster Street.



7-B-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

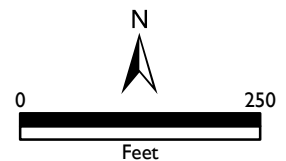
Applicant: Gillian Yeoh

**INFILL
HOUSING
REVIEW
BOARD**



3109 Dempster St.
Edgewood Park Infill Housing Overlay District

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





DESIGN REVIEW REQUEST

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

Gillian Yeoh

Applicant

06/29/2021

July 21, 2021

7-B-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



Gillian Yeoh

Name	Company		
3109 Dempster Street	Knoxville	TN	37917
Address	City	State	Zip
(415) 816 - 9812	gillian.ira@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

	3109 Dempster Street, Knoxville TN 37917	(415) 816-9812
Owner Name (if different from applicant)	Owner Address	Owner Phone
3109 Dempster Street, Knoxville TN 37917	069MH018	
Property Address	Parcel ID	
Edgewood Park	RN-2	
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Crockett	6.29.21
Staff Signature	Please Print	Date
	Gillian Yeoh	06/29/2021
Applicant Signature	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: Purchasing a 24 x 25 x 9 metal garage (company will do installation as well) to use as storage and shed on rear corner of property next to our neighbor's garage

STAFF USE ONLY

ATTACHMENTS

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

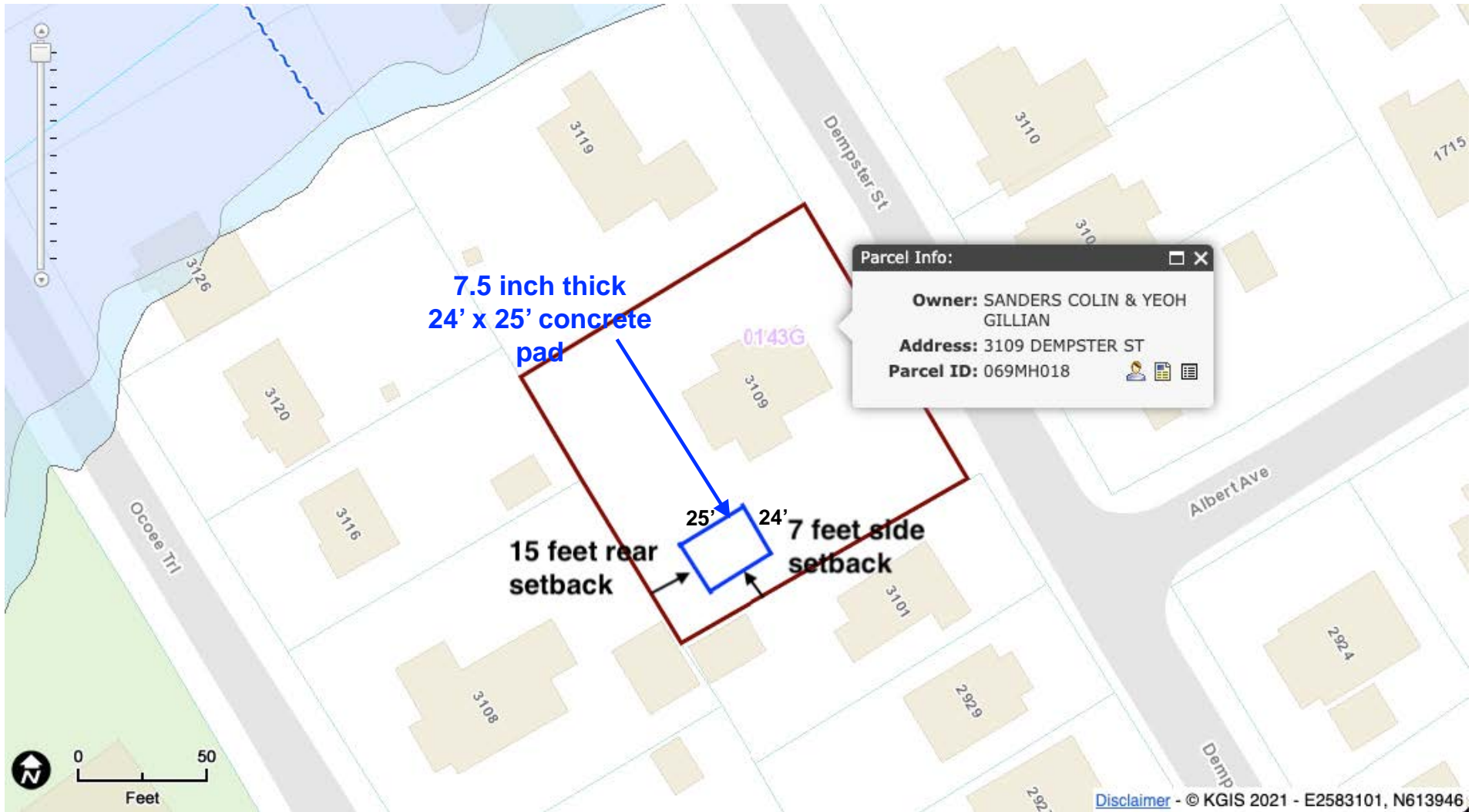
ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

FEE 1:		TOTAL:
FEE 2:		
FEE 3:		

Metal Pre-fab Shed (24 x 25 x 9)
For use as storage only



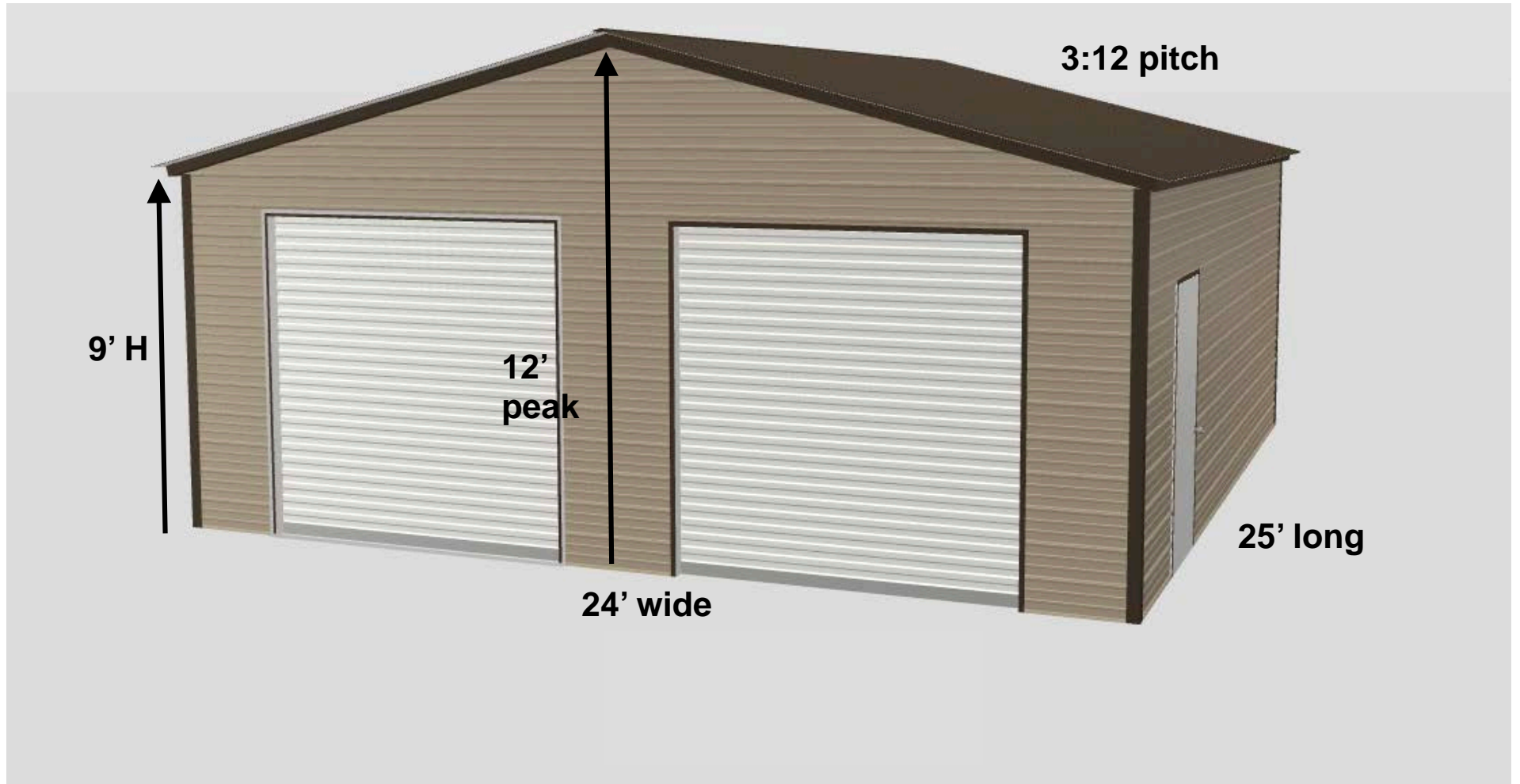
Metal Pre-fab Shed (24 x 25 x 9) - for use as storage only



**3109 Dempster St., Knoxville TN 37917
City Council District 4**

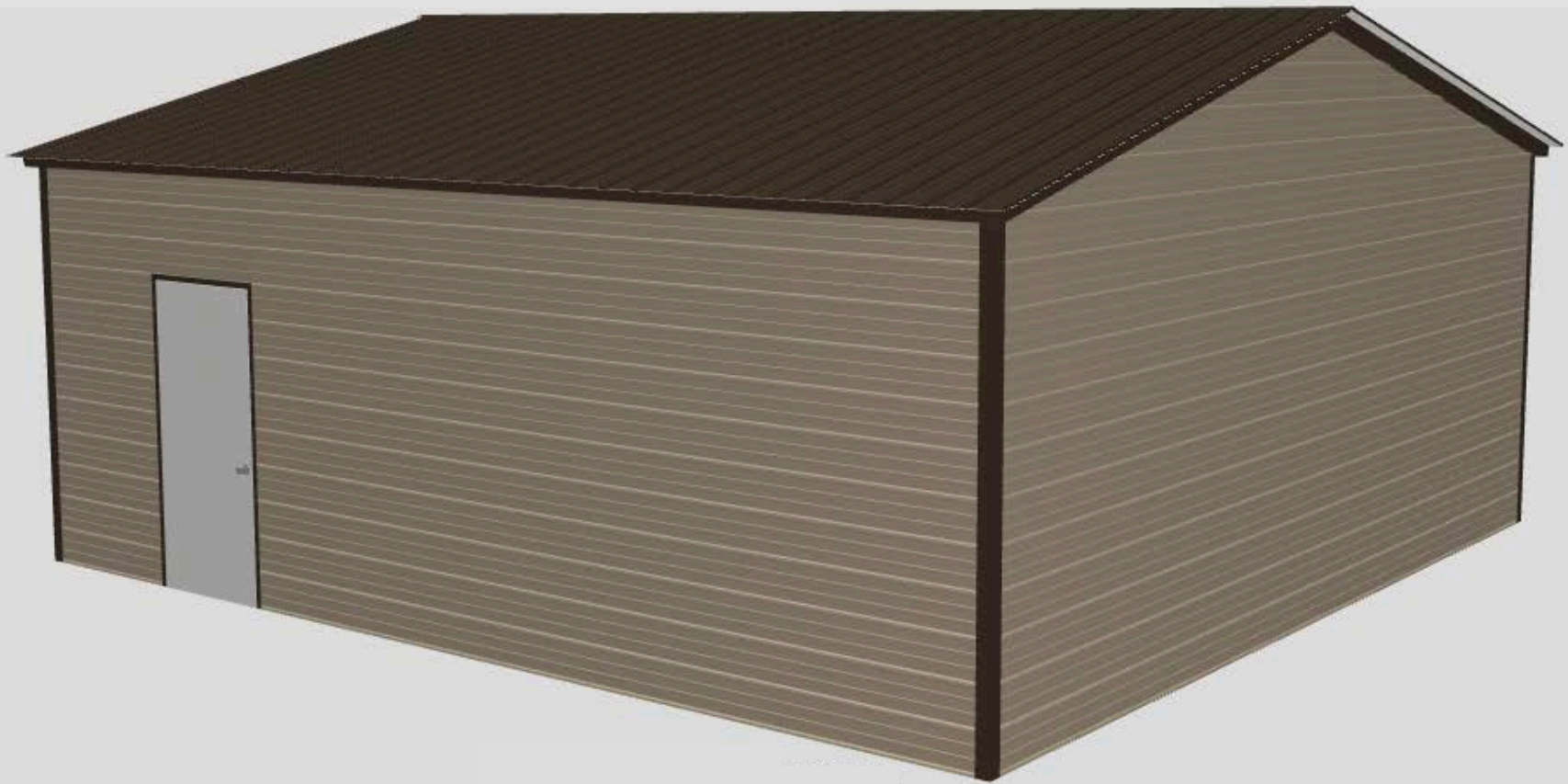
Metal Pre-fabricated Shed

For use as storage only (not for vehicles)



Metal Pre-fabricated Shed

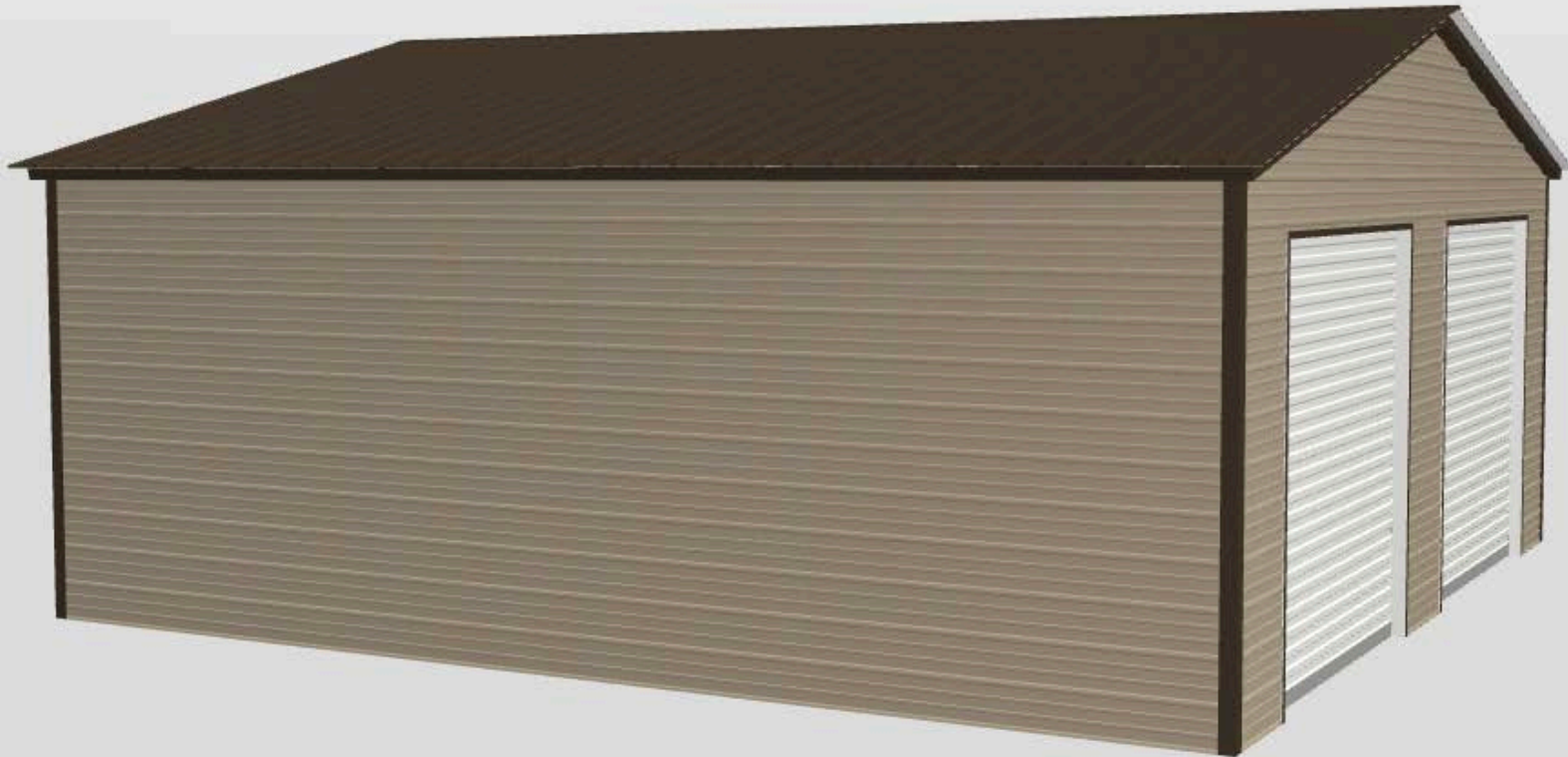
For use as storage only (not for vehicles)



24' W x 25' L x 9' H

Metal Pre-fabricated Shed

For use as storage only (not for vehicles)



24' W x 25' L x 9' H



Barns, Garages, Man Caves, She-Sheds, Steel Buildings, Steel Carports and Sheds & More!

Metal Garage Quote

Date: 06/18/2021

Bill To: Gillian Yeoh

Address: 37917

Phone:

E-mail: gillian.ira@gmail.com

Description	Total Units	Unit Price	Amount
24x25 Frame	1	\$2,695	\$2,695
Vertical Roof	1	\$0	\$0
Height (9)	1	\$225	\$225
Sides Enclosed (Both)	1	\$650	\$650
Enclosed Ends (Both)	2	\$970	\$1,940
Rolldoors (8x8)	2	\$500	\$1,000
Walk-In Door (36x80)	1	\$225	\$225
Anchors Concrete	1	\$0	\$0
Material Surcharge (20%)	1	\$1,347	\$1,347
Sales Tax	1	\$747.59	\$747.59
Subtotal			\$8,829.59
Buyer agrees to pay 10-15% down in order to place the order. Balance remaining is due upon completion of the building			Grand Total
			\$8,829.59

This purchase agreement is made between Dayton Barns and the buyer **Gillian Yeoh. Buyer agrees, after being fully educated about Dayton Barns products to buy, and Dayton Barns agrees to sell, pursuant to the terms listed in this agreement, the item listed above. Buyer has also read and understands the terms of the agreement, including terms and conditions contained on the second page**

Installation information from Dayton Ohio:

The framing is 2.5 inch, 14 gauge steel. The roof and siding is 29 gauge steel sheet metal. The building will be anchored to the concrete using 7 inch concrete bolts that go straight through the framing, into, and through the pad. A building of this size will be installed in one day by a crew of 3-6 guys in the designated spot, anchored to the pad.

Barns, Garages, Man Caves, She-Sheds, Steel Buildings, Steel Carports and Sheds & More !