



Staff Report

Infill Housing Design Review Committee

File Number: 6-B-21-IH

Meeting: 6/16/2021
Applicant: Nicole and Reed Wolf
Owner: Nicole and Reed Wolf

Property Information

Location: 315 E. Emerald Ave. **Parcel ID** 81 K D 030
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

Proposed new secondary structure. Shed will be 10' wide by 16' long, recessed from the primary structure, and set 5' from the interior (right side) property line) and approximately 23' from the rear property line. Rectangular shed features a gambrel roof, with sliding barn-style double doors flanked by two 2' by 2' sliding windows on one elevation. The rear side features six small fixed single-light transom windows. The shed features an asphalt-shingle clad roof, vertical siding, and a concrete slab foundation. The shed will be very minimally visible from the public right-of-way.

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

1. The shed is proposed to be placed behind the primary residence, set 5' from the right interior property line and approximately 23' from the rear property line. Placement of the shed will meet the base zoning code and the design guidelines. Due to the location of the shed, it will be minimally visible from the public right-of-way, if visible at all.
 2. The shed is modest in scale and height. The additional half-story and gambrel roof are unique for the context, but not prohibited in the design guidelines. Guidelines note that outbuildings can be constructed of "vertical siding and other more economical materials." The shed's design and materials do not detract from the primary structure.
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Recommendation

Staff recommends approval of Certificate 6-B-21-IH as submitted.



6-B-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

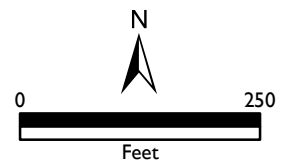


315 E. Emerald Ave.
Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 6/7/2021
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Nicole and Reed Wolf

**INFILL
HOUSING
REVIEW
BOARD**





DESIGN REVIEW REQUEST

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

Nicole + Reed Wolf
Applicant

5-25-2021 6/16/2021 6-B-21-14
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

Nicole + Reed Wolf
Name Company

315 E Emerald Ave Knoxville TN 37917
Address City State Zip

970 310 5288 gillettne@mail.gvsu.edu
Phone Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant) Owner Address Owner Phone

081KD030

Property Address Parcel ID

Neighborhood Oakwood/Lincoln Park Infill Housing
Zoning

AUTHORIZATION

Xendray Crockett Lindsay Crockett 5.27.2021
Staff Signature Please Print Date

[Signature] Nicole Wolf 5-27-2021
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: One story Tuff shed 10' x 16'

STAFF USE ONLY

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

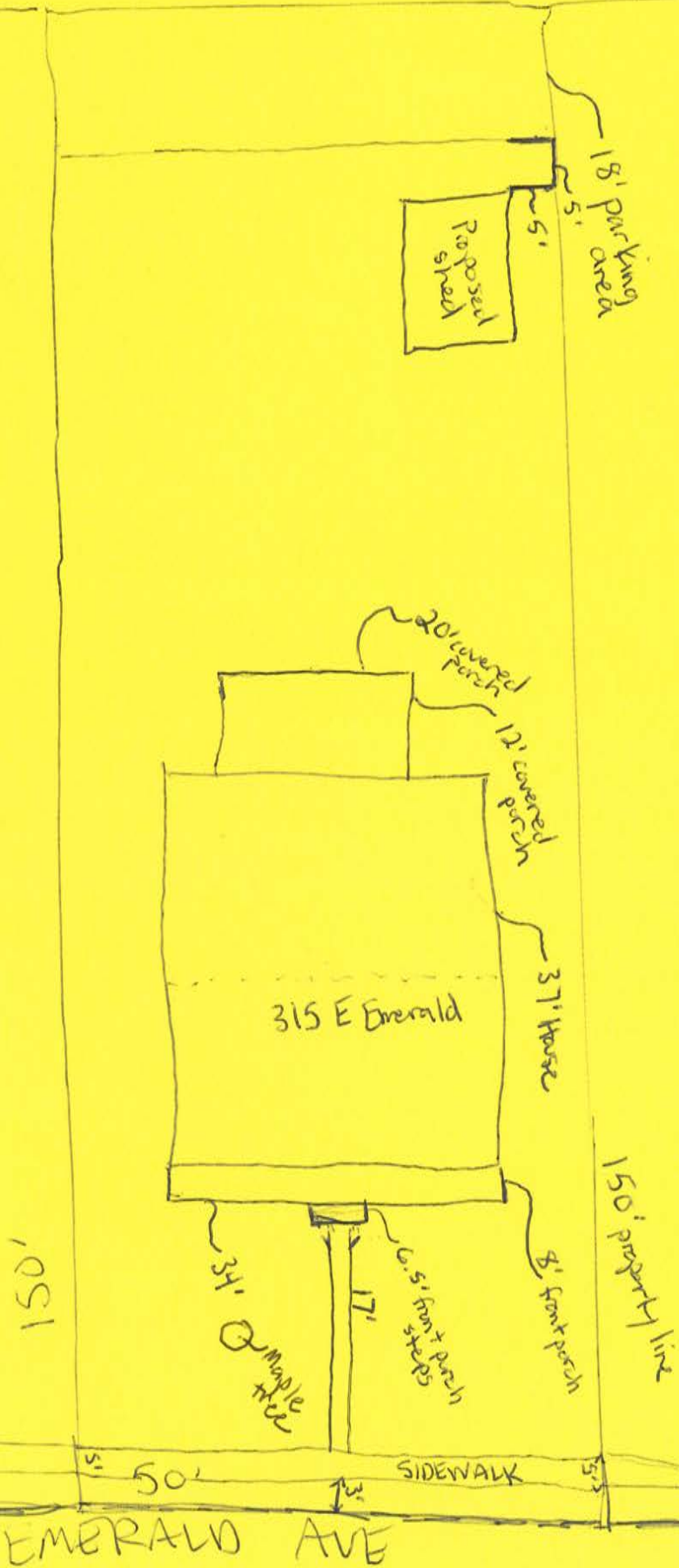
- Property Owners / Option Holders

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

FEE 1:		TOTAL:
	50.00	
FEE 2:		
FEE 3:		50.00

Nicole & Reed Wolf

Alley



EMERALD AVE



Wall D



Wall B

Base Details

Building Size & Style

Premier Tall Barn - 10' wide by 16' long

Paint Selection

Base: Delicate White, Trim: Delicate White

Roof Selection

Charcoal 3 Tab

Drip Edge

White

Options Details

Doors

3' x 6'2" Double Door (6')

Windows

4 Ea 2'x2' Horizontal Sliding Window

Transoms

6 Ea Transom Window (16"x8")

Roof

16 Lin Ft Ridge Vent

Floor and Foundation

160 Sq Ft PT Floor Frame in lieu of Steel

4 Ea Shed Anchor to Concrete - A24 &

Wegde Anchor

Interior

36 Lin Ft Shelving - 16" deep

10 Lin Ft 24" Workbench

Shelving Locations

Shelving on Side A, Side C, Side D at 39".

Workbench Locations

Workbench on Side C at 39".

Custom Services

Work Bench on Wall C

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 24" 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?

Anchored to Concrete with Shed Floor



Nicole & Reid Wolf
315 East Emerald Avenue
Knoxville TN 37917
Q-846659

Signature: _____ Date: _____