



Staff Report

Infill Housing Design Review Committee

File Number: 6-E-21-IH

Meeting: 6/16/2021

Applicant: James Ellis

Owner: James Ellis

Property Information

Location: 712 E. Caldwell Ave.

Parcel ID 81 F C 004

Zoning: RN-2 (Single-Family Residential Neighborhood)

District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting E. Caldwell Avenue. One-story, front-gable roof residence measuring 30' wide by 43' long, with a smaller front-gable roof massing on the left half of the façade, adjacent to a recessed corner porch on the right. The house is proposed to be set 31.7' from the front property line. The proposed 18' by 20' parking pad is accessed by the alley and located at the rear of the property. A 10' by 12' uncovered wood deck projects from the rear of the house.

The house features a 6/12 front-gable roof clad in asphalt shingles, an exterior of vinyl Dutch lap siding, and a stuccoed foundation. The façade roof features a gable-on-hip detail and full cornice returns on the smaller front-gable massing. The front porch is recessed under the façade's hipped roofline, measuring 6' deep by 15' wide, supported by 4" by 4" posts. Windows will be 1/1, double-hung, vinyl sash with 4" trim. The right (northeast) side elevation has two windows and one window is on the left (southwest) elevation.

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.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- 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 feet or more in depth to front of house.

Comments

1. The house is proposed to be located 31.7' from the front property line. The average front setback of the blockface is 40'. The adjacent setbacks are 38' (708 E. Caldwell) and 40' (716 E. Caldwell), though both houses have small front porches. The proposed house should be moved slightly towards the rear of the property to align with the blockface and maintain consistent front yard space (to around 38' from the front property line). The site plan includes a walkway from the street to the front door.
2. The block is characterized by one-story Minimal Traditional houses, along with some highly modified Queen Anne cottages and infill construction. The proposed one-story, three-bay residence is proportional to the dimensions of the lot and the other houses on the block. The side yard setbacks are also consistent with the block.
3. The proposed parking meets Infill Housing design guidelines as it extends from an operable alley and will be located behind the primary residence. The final site plan and parking should meet City Engineering standards.
4. Overall, the one-story, three-bay façade is similar in scale and width to the context. The foundation height will also be compatible with the block.
5. The site plan includes a 6' deep front porch, recessed behind the primary façade. Guidelines encourage porches which are proportional to original porches on the block, usually around an 8' minimum. However, this block is characterized by Minimal Traditional houses and infill construction, most of which include shallow front entry stoops instead of deeper porches. The proposed porch is not out of context in this design.
6. Guidelines recommend window and door styles to be comparable to original houses on the block, and maintain a consistent ratio of solid to void. One additional window on the southwest side elevation (labeled as "left" on elevation drawings) to contribute additional transparency. Infill Housing reviews generally recommend designs omit non-operable shutters that don't appropriately fit the windows (or select appropriately-sized shutters). The project includes window and door trim.
7. The proposed 6/12 pitch is generally the lowest pitch approved for roofs in Infill Housing overlays. The surrounding block has similarly low-pitched roofs.
8. Overall materials are appropriate. The siding should use lap siding with an overlap instead of Dutch Lap or flush panel siding.
9. The project includes the retention of an existing dogwood tree in the front yard, and the removal of a larger maple adjacent to the right property line. A second native or naturalized tree should be planted in the rear yard to meet guidelines.

Recommendation

Staff recommends approval of Certificate 6-E-21-IH, with the following conditions:

- 1) Modify front setback to be more consistent with adjacent properties (~38' from the house to the front property line);
- 2) Include an additional window on the southwest elevation and omit non-operable façade shutters (or install appropriately-sized shutters);
- 3) Use lap siding with an overlap instead of Dutch lap or flush panels;
- 4) Parking to meet City Engineering standards;
- 5) Incorporate one native or naturalized tree in rear yard.



6-E-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

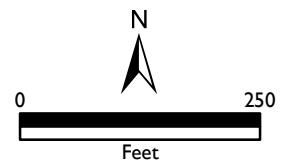
Applicant: James Ellis

**INFILL
HOUSING
REVIEW
BOARD**



712 E. Caldwell Ave.
Oakwood/Lincoln Park Infill Housing Overlay
District

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



1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form



DESIGN REVIEW REQUEST

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

James Ellis
Applicant

5-27-21 6-16-21 6-E-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

JAMES ELLIS ELLIS CARPENTRY
Name Company

3 Weycliff PL Clinton TN 37716
Address City State Zip

865-806-5498 jimell-1987@bellsouth.net
Phone Email

CURRENT PROPERTY INFO

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

712 E Caldwell Ave 081FC004
Property Address Parcel ID

OAKWOOD - Lincoln Park RN-2
Neighborhood Zoning

AUTHORIZATION

Lindsay Crockett Lindsay Crockett 5.27.21
Staff Signature Please Print Date

James C Ellis James C Ellis 5-27-21
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: *1,200 sq. ft. ONE STORY, SINGLE Family Residence
3 beds, 2 bath on block's corner.*

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:

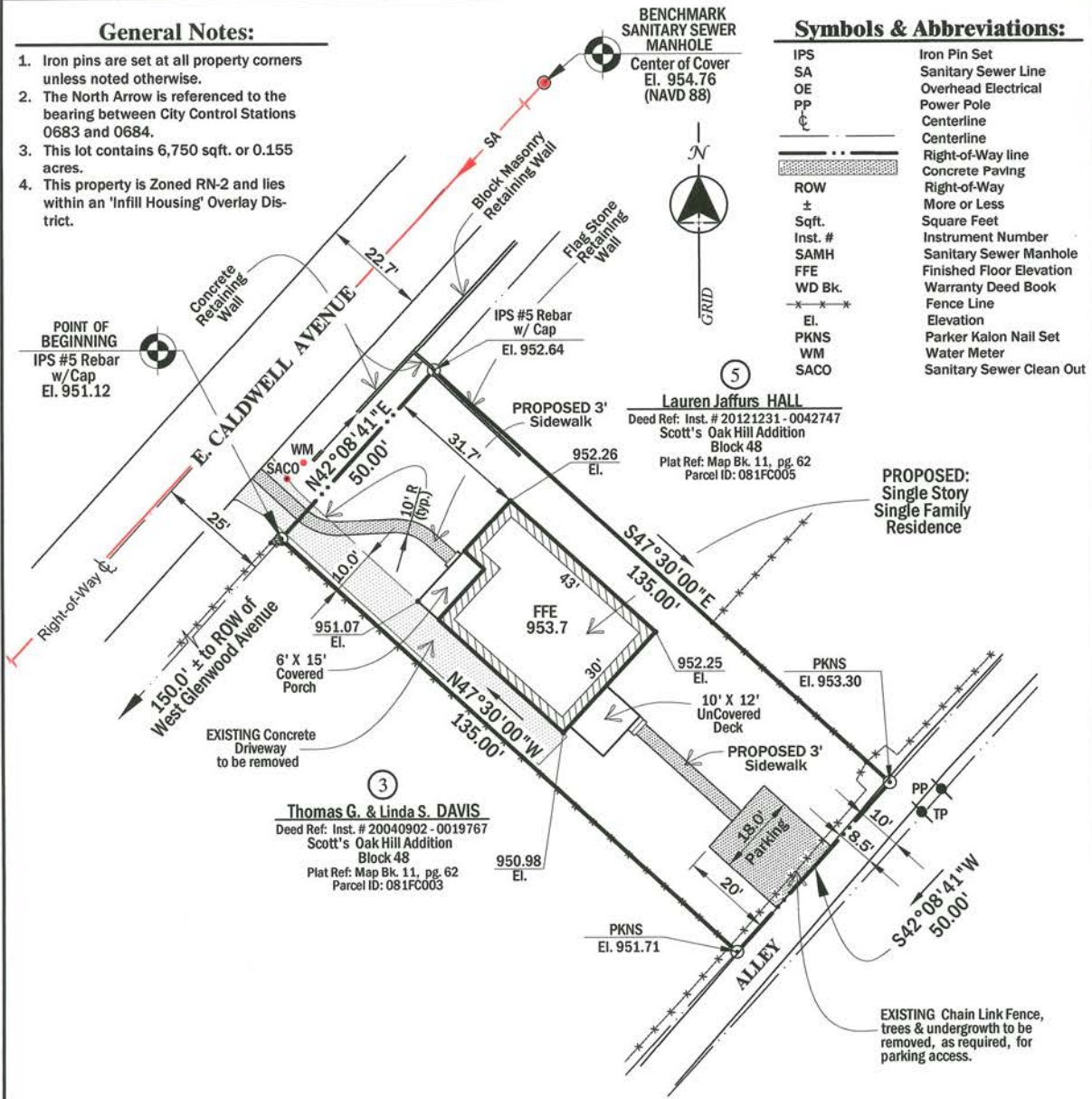
FEE 3:

General Notes:

1. Iron pins are set at all property corners unless noted otherwise.
2. The North Arrow is referenced to the bearing between City Control Stations 0683 and 0684.
3. This lot contains 6,750 sqft. or 0.155 acres.
4. This property is Zoned RN-2 and lies within an 'Infill Housing' Overlay District.

Symbols & Abbreviations:

IPS	Iron Pin Set
SA	Sanitary Sewer Line
OE	Overhead Electrical
PP	Power Pole
☉	Centerline
—	Centerline
---	Right-of-Way line
▨	Concrete Paving
---	Right-of-Way
±	More or Less
Sqft.	Square Feet
Inst. #	Instrument Number
SAMH	Sanitary Sewer Manhole
FFE	Finished Floor Elevation
WD Bk.	Warranty Deed Book
—x—x—x—	Fence Line
El.	Elevation
PKNS	Parker Kalon Nail Set
WM	Water Meter
SACO	Sanitary Sewer Clean Out



712 E. CALDWELL AVENUE
SCOTT'S OAK HILL ADDITION
BLOCK 48 - LOT 4
 17th. Ward - City of Knoxville, Tennessee
 7th. Civil District - Knox County, Tennessee
 City Block #17421

Date: 26 May 2021
Scale: 1" = 30'
Deed Ref: Inst. # 20210518 - 0094935
Plat Ref: Map Bk. 11, pg. 62
CLT Map: 081"F" Group "C", Parcel 4
Surv'd By: GFB **Rev1:** _____
Dwg. By: GFB **Rev2:** _____
Proj. No: 210526 **Rev3:** _____

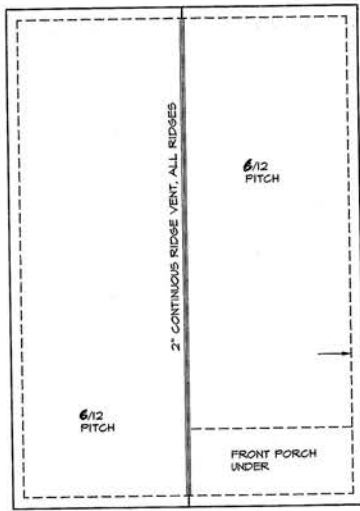


I hereby certify that this is a Category I Survey and that the Unadjusted error of field closure is 1' in 10,000' or greater.

By: *Glenn F. Biggs, Jr.*
 Glenn F. Biggs, Jr. RLS 712 TN

Date: 5/27/2021

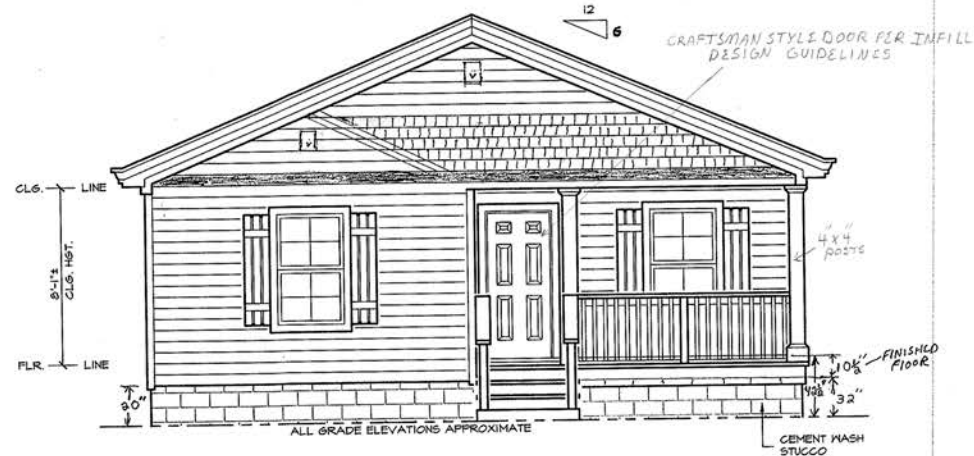
<p align="center">Glenn F. Biggs, Jr. REGISTERED LAND SURVEYOR 2855 Gibbs Drive, Knoxville, Tennessee 37918 OFFICE: (865) 688-1843 e-Mail: dtegf@comcast.net</p>	<p align="center">PREPARED FOR: James C. ELLIS 3 Wey Cliff Place Clinton, TN. 37716 (865) 806-5498</p>	<p align="center">OWNERS: James C. & Susan ELLIS 3 Wey Cliff Place Clinton, TN. 37716 (865) 806-5498</p>
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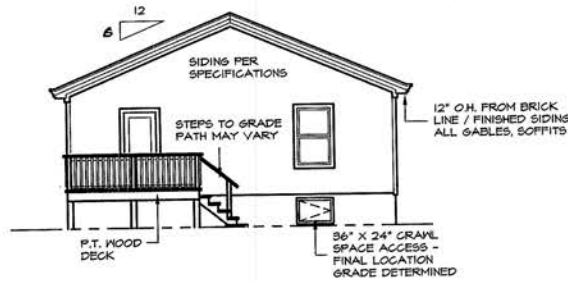
ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"

NOTE:
ALL WINDOW, DOOR, ACCESSORY & TRIM STYLES ARE INDICATED FOR ILLUSTRATION ONLY AND ARE SUBJECT TO APPROVAL/CHANGE BY GENERAL CONTRACTOR - ALL SUCH CHANGES SHALL CONFORM TO APPLICABLE LOCAL / STATE / NATIONAL BUILDING CODES

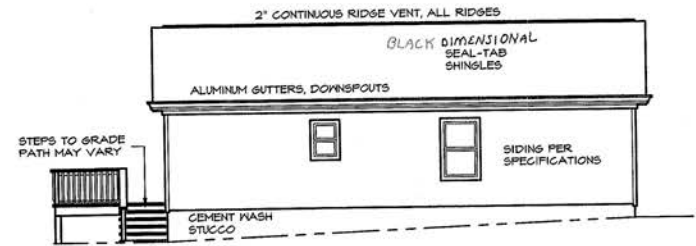
12" O.H. FROM BRICK LINE / FINISHED SIDING ALL GABLES, SOFFITS



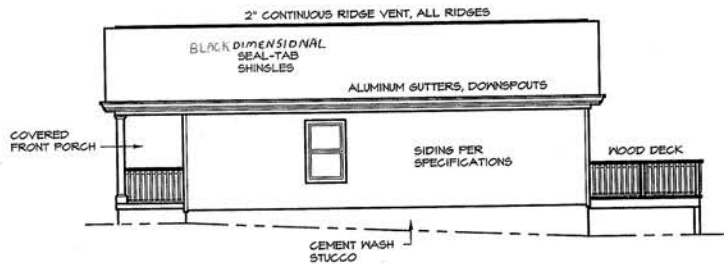
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

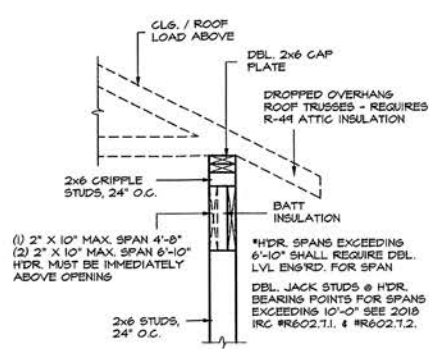
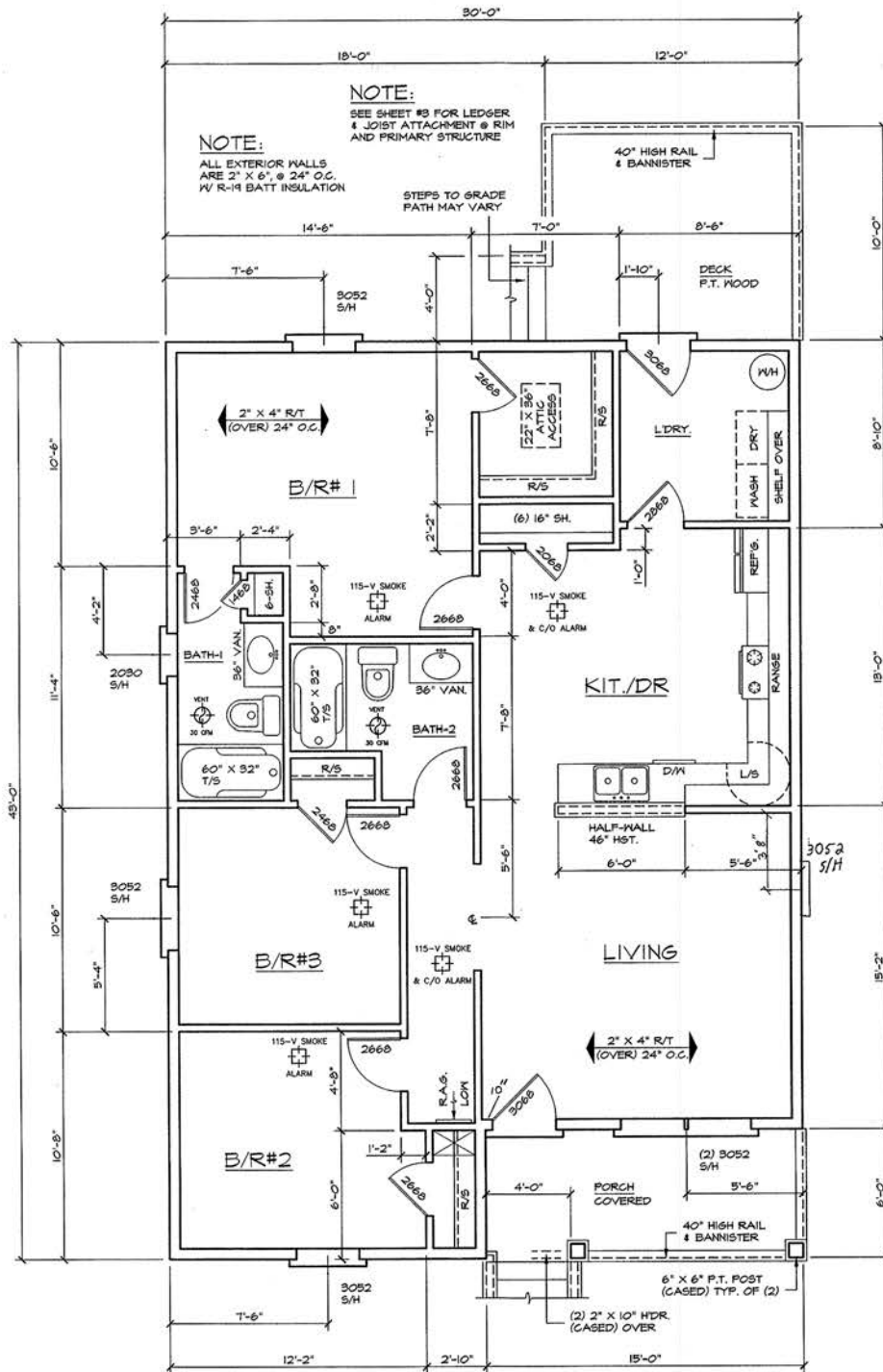
712 EAST CALDWELL AVE

NOTICE

THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BUILDING SITE, NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL SPAN & LOAD CAPACITIES OF ENGINEERED AND PRE-MFD. COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGRAMMATIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING DIRECTS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED ONSITE. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERCEDE.

Designed To 2018 IRC

	PLAN NO.
	200701
DATE	07/28/2020
BY	S.R.E.
Sam R. Ensor RESIDENTIAL DRAFTING SERVICE 1311 Greenwell Drive, Knoxville, TN 37938 Telephone 865-947-8951	



WINDOW & DOOR HEADERS
NO SCALE 2018 IRC #R602.7.1 & 2

B'LDG. VENTILATION:

EXHAUST AIR (2018 IRC #M505.4.1)
115 V. BATH VENTS MUST BE 90-CFM MIN. - DUCTED DIRECT TO THE EXTERIOR BUILDING TOTAL MUST BE 60 CFM MIN.

SUPPLY AIR (2018 IRC #M505.4.3)
HVAC SYSTEM MUST PROVIDE 60-CFM MIN. FRESH AIR INTAKE TO RETURN AIR PLENUM EQUAL TO CAPACITY OF BATH EXHAUST VENTING

DUCT LEAK TEST (2018 IRC #N108.9.3)
MANDATORY PRESSURE TEST FOR AIR LEAKAGE IV WRITTEN REPORT MADE

THERMAL ENVELOPE LEAK TEST
MANDATORY BLOWER DOOR LEAKAGE TEST (2018 IRC #N102.4.1.1-2) MUST NOT EXCEED 3 AIR CHANGES/HR - WRITTEN REPORT MADE TO INSPECTORS

MANUFACTURER TYPE, MODEL NO. & SIZE OF ALL MECHANICAL HVAC, KITCHEN & WATER HEATER MUST BE ENTERED ON THE DESCRIPTION OF MATERIALS LIST - THE LAST SHEET OF EACH BLUEPRINT SET.

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

8'-1/2" FINISHED CEILING HEIGHT
1200 SQ. FT. MAIN FLOOR LIVING AREA
90 SQ. FT. COVERED FRONT PORCH AREA

NOTE:
AREA CALCULATIONS ARE MEASURED FROM OUTSIDE FRAMING LINES (EXCLUSIVE OF BRICK OR STUCCO VENEER) VERIFY ONSITE BY ACTUAL CONSTRUCTION DIMENSIONS

FRAMING DIMENSIONS:

WALL & PARTITION FRAMING DIMENSIONS ARE MEASURED FROM OUTSIDE FRAMING LINE TO FACE OF INTERIOR STUD/WALLS UNLESS SHOWN OTHERWISE - PLEASE OBSERVE DIMENSION LEADER-LINES VERY CAREFULLY

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EGRESS WINDOWS:

BEDROOMS MUST HAVE (1) WINDOW RATED FOR EMERGENCY EGRESS WHICH PROVIDES A CLEAR OPENING OF 5.7 SQ. FT. (5.7 SQ. FT. @ SECOND FLOOR) & 44" MAX. SILL HGT. - MIN. NET CLEAR OPENING SHALL BE 20" WIDE - MIN. HGT. 24"

NOTE:
VERIFY EGRESS RATINGS IV WINDOW MFR. SPECIFICATIONS - SOME 3050 WINDOWS DO NOT PROVIDE ADEQUATE OPENING AREA

NOTE:
WINDOWS LOCATED IN STAIRS, LANDINGS, BATHS & FOOT TRAFFIC AREAS WHERE THE SILL IS LESS THAN 18" FROM FINISHED FLOOR & WITH A SASH SIZE GREATER THAN 4.0 SQ.FT. SHALL REQUIRE USE OF TEMPERED GLASS

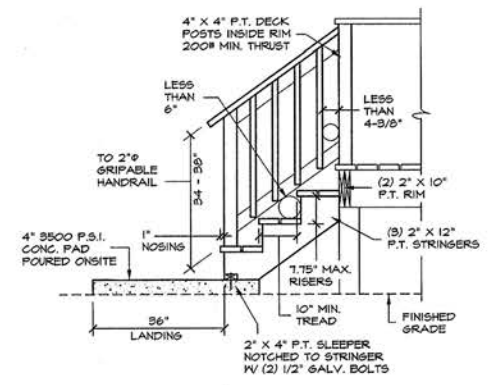
NOTE:
WINDOW & DOOR SIZES NOTED ON FLOOR PLANS ARE GENERIC & ARE TO BE READ AS FEET & INCHES WIDTH BY FEET & INCHES HGT. (EX. 3050 D/H = 3'-0" WIDE X 5'-0" HIGH - D/H = DOUBLE HANG)

NOTE:

ALL MAIN FLOOR WINDOWS & DOORS SHALL BE ROUGHED IN @ 82-1/2" HEADER HEIGHT UNLESS NOTED OTHERWISE

WALL BRACING

ALL EXTERIOR WALLS SHALL HAVE CONTINUOUS WOOD STRUCTURAL PANEL (1/16" O.S.B. OR 1/2" EXTERIOR PLYWOOD) SHEATHING (2018 IRC TABLE #R602.10.4) & FASTENED AS REQ'D. BY #R602.5(3)

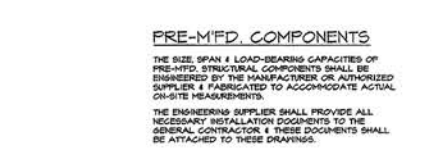
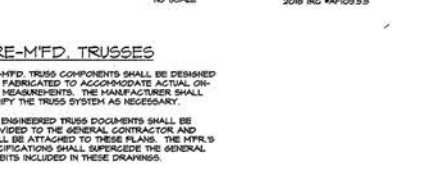
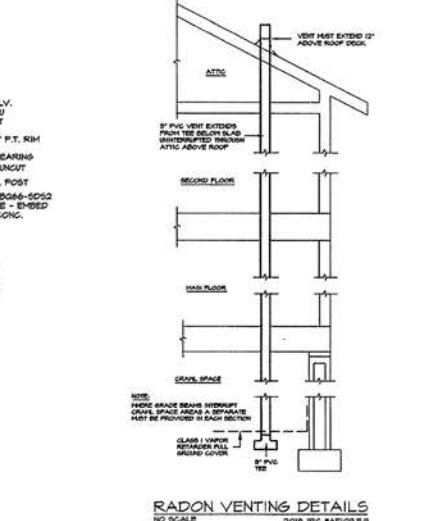
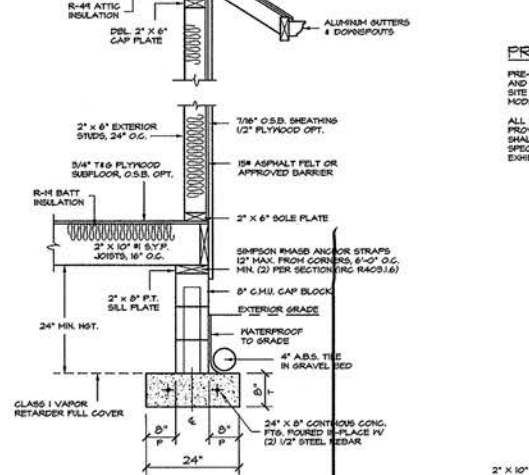
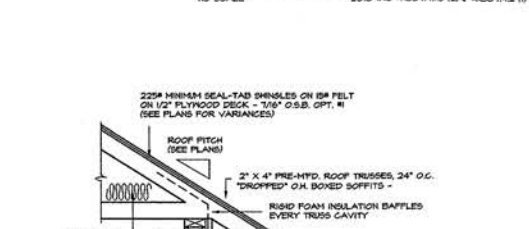
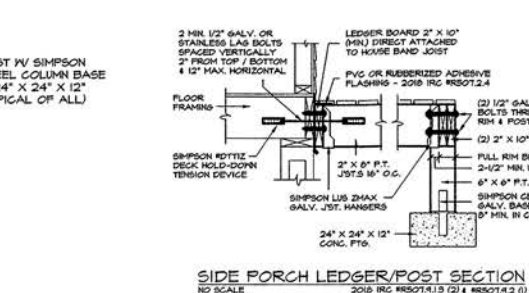
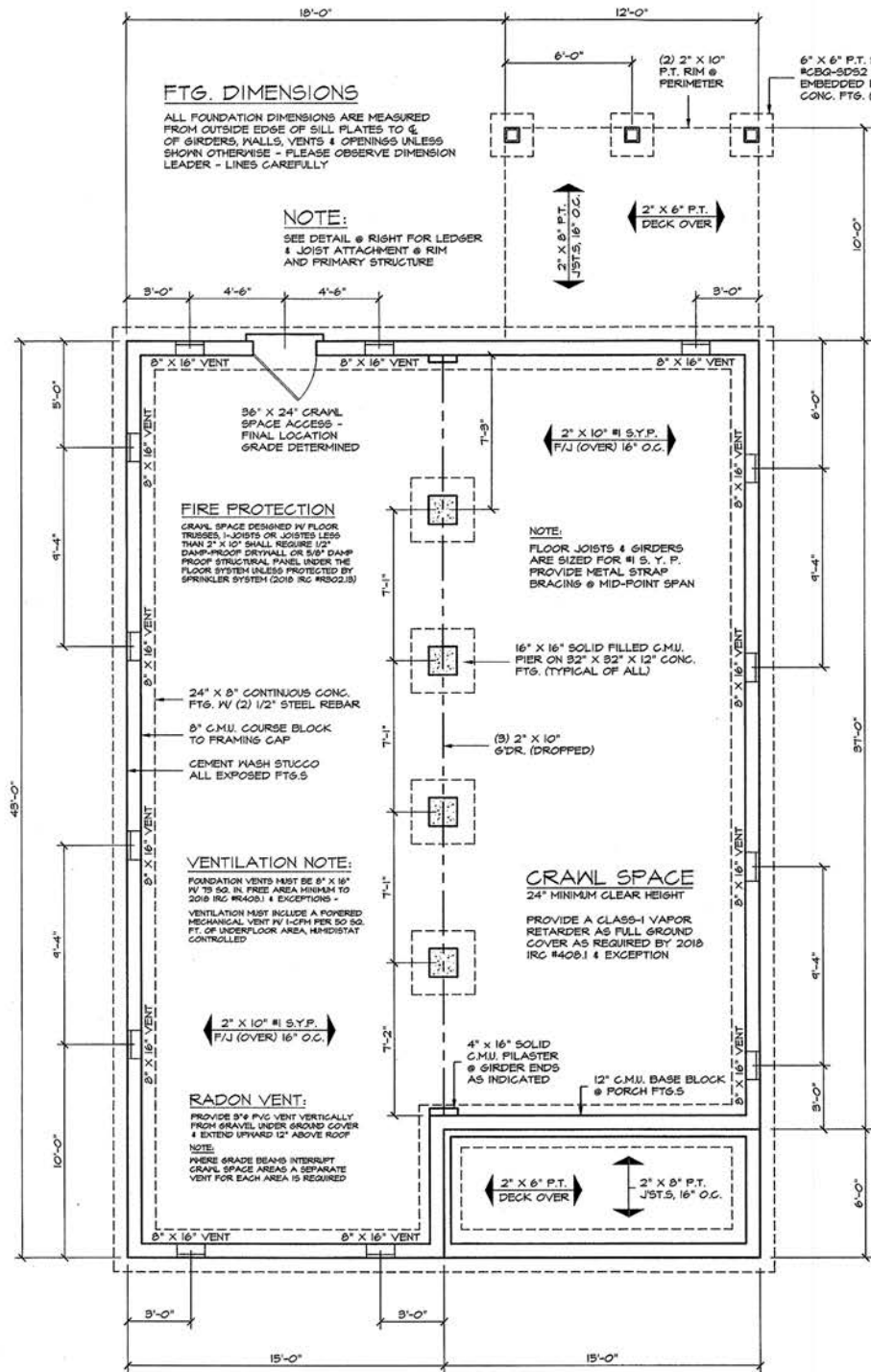


DECK STAIR DETAIL
NO SCALE 2018 IRC #R311.1

Designed To 2018 IRC

Sam R. Ensor
RESIDENTIAL DRAFTING SERVICE
1311 Greenwell Drive, Knoxville, TN 37938
Telephone 865-947-8851

PLAN NO
200701
DATE 07/29/2020
BY: S.R.E.



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Designed To 2018 IRC

3

Sam R. Ensor
 RESIDENTIAL DRAFTING SERVICE
 1311 Greenwell Drive, Knoxville, TN 37938
 Telephone 865-947-8951

PLAN NO. **200701**
 DATE **07/29/2020**
 DATE **S.R.E.**

NOTES

712 E Caldwell Ave

1. Front door shall be Craftsman style per Infill Housing Design Guidelines.
2. Windows shall be vinyl w/ one light per sash, (one over one) w/ no grids.
Doors and windows shall have 4" of white trim around them.
3. Siding shall be 4 1/2 inch Dutch Lap Vinyl - light grey.
4. Ext. Handrail detail shall be 1" 1/4" spindles w/2 horizontal 2" x 4"s
and a 2" x 6" cap. Spindles shall not touch the deck per IHD Guidelines.
5. Foundation height shall be approximately 20" on the L front and 32" on the
R front of the house from finished grade.

6. SMALL DOGWOOD @ L. LEFT WILL REMAIN.
LARGE MAPLE @ RIGHT PLANE TO BE REMOVED
ACE.

James C Ellis

