



Staff Report

Infill Housing Design Review Committee

File Number: 3-B-21-IH

Meeting: 3/17/2021
Applicant: John Wampler
Owner: Ray Tallent

Property Information

Location: 2337 Money Place **Parcel ID** 70 P K 020
Zoning: C-N (Neighborhood Commercial)
District: Edgewood Park Infill Housing Overlay District

Description of Work

Level II Changes to Porches Visible from the Primary Street

Reconstruction of front porch. Porch will reflect existing foundation and footprint, measuring 26' wide (extending full length of façade) and 10' deep. Porch features front-gable roof flush with primary front-gable roofline. Porch gable will be clad in vinyl lap siding and be supported by three square 6" x 6" posts (previous porch featured lap-siding in gable and four square posts). The porch will feature a 36" tall balustrade of square wood 2" by 2" pickets on the left side.

A new wood 8' wide by 10' deep deck will project from the rear elevation.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

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 feet 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. Wrought iron columns and other materials that were not used in the early 1900's should not be used.
-

Comments

1. Review of this work is after-the-fact; the original porch was removed and has already been partially reconstructed. The front porch reconstruction maintains the overall existing footprint and design of the existing, including the porch roof extending in the same placement and pitch as the house's primary gable. Placement of the new porch is appropriate.
 2. The new porch will be clad in vinyl siding on the gable, and be supported by three 6" by 6" wood posts instead of four (as previous). The modification from 4 to 3 porch posts meets the design guidelines and does not detract from the house's overall integrity. The design should retain a square or rectangular louvered vent in the gable.
-

3. The rear deck is modest in size and scale and meets the design guidelines.

Recommendation

Staff recommends approval of Certificate 3-B-21-IH, with the condition that the porch gable retain a square or rectangular louvered vent.



3-B-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

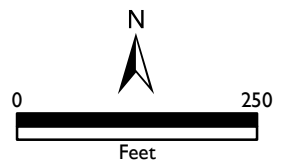
Applicant: John Wampler

**INFILL
HOUSING
REVIEW
BOARD**



2337 Money Place
Edgewood Park Infill Housing Overlay District

Original Print Date: 3/9/2021
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

High Oaks Construction Co LLC

Applicant

2/8/21

March 17, 2021

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

John Wampler

High Oaks Construction Co LLC

Name

Company

1850 Bales Rd

Knoxville

TN

37914

Address

City

State

Zip

865-637-2342

Johnwampler@comcast.net

Phone

Email

CURRENT PROPERTY INFO

Ray Tallent

1614 Hope Way, Knox. Tn 37909

865-898-5959

Owner Name (if different from applicant)

Owner Address

Owner Phone

2337 Money Place, Knoxville Tnm 3791

070PK020

Property Address

Parcel ID

Whittle Springs

CN/IH

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

2.8.21

Staff Signature

Please Print

Date

[Signature]

John Wampler

2/9/21

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: Rebuild front porch to match existing. ONLY Change- 4 columns existing to 3 columns
 Rebuild rear deck larger, from 4' x 4' to 8' x 10'. New vinyl windows, metal doors (front door no glass to match), new 30 yr
 dimensional, new guttering and new 4" vertical lap siding. Reposition west side rear window facing next door to rear

STAFF USE ONLY

ATTACHMENTS

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

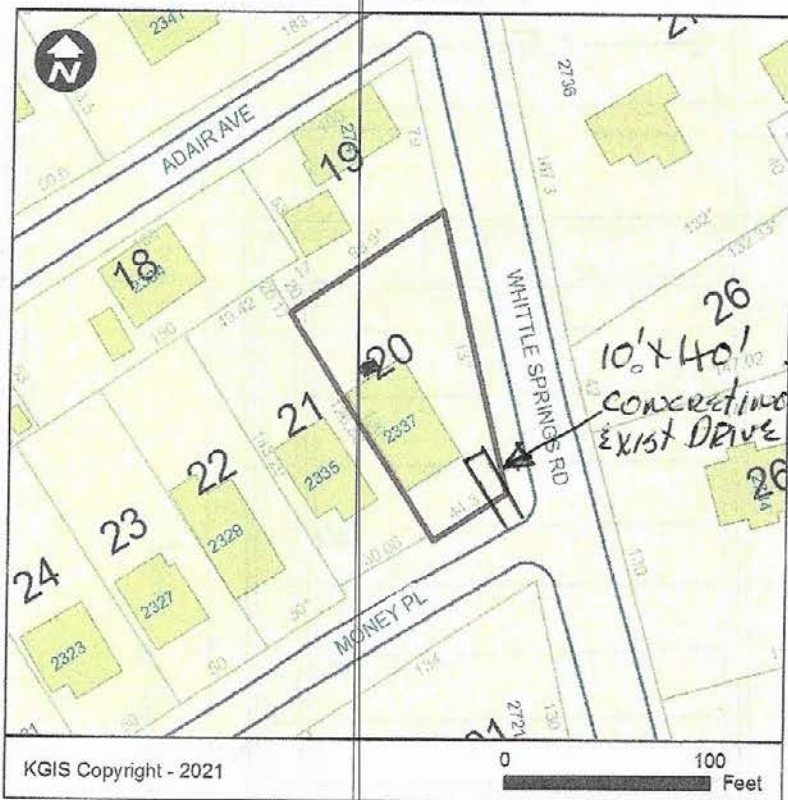
ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

FEE 1:		TOTAL: 100
FEE 2:	100	
FEE 3:		

2337 MONEY PL - Property Map and Details Report



Property Information

Parcel ID: 070PK020
 Location Address: 2337 MONEY PL
 CLT Map: 70
 Insert: P
 Group: K
 Condo Letter:
 Parcel: 20
 Parcel Type: NORMAL
 District:
 Ward: 16
 City Block: 16471
 Subdivision:
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: -
 Recorded Deed: 20170628 - 0079641
 Deed Type: Deed:Gift Deed
 Deed Date: 6/28/2017

Address Information

Site Address: 2337 MONEY PL
 KNOXVILLE - 37917
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township: Knoxville

Political Districts

Voting Precinct: 16
 Voting Location: Larry Cox Senior Rec. Center
 3109 OCOEE TRL
 TN State House: 13 Gloria Johnson
 TN State Senate: 7 Richard Briggs
 County Commission: 2 Courtney Durrett
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 City Council: 4 Lauren Rider
 (at large seat A) Lynne Fugate

Owner Information

TALLENT NELSON RAYMOND
 1614 HOPE WAY
 KNOXVILLE, TN 37909

The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Knoxville-Knox Co. Planning Information

Census Tract: 16
 Planning Sector: East City

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

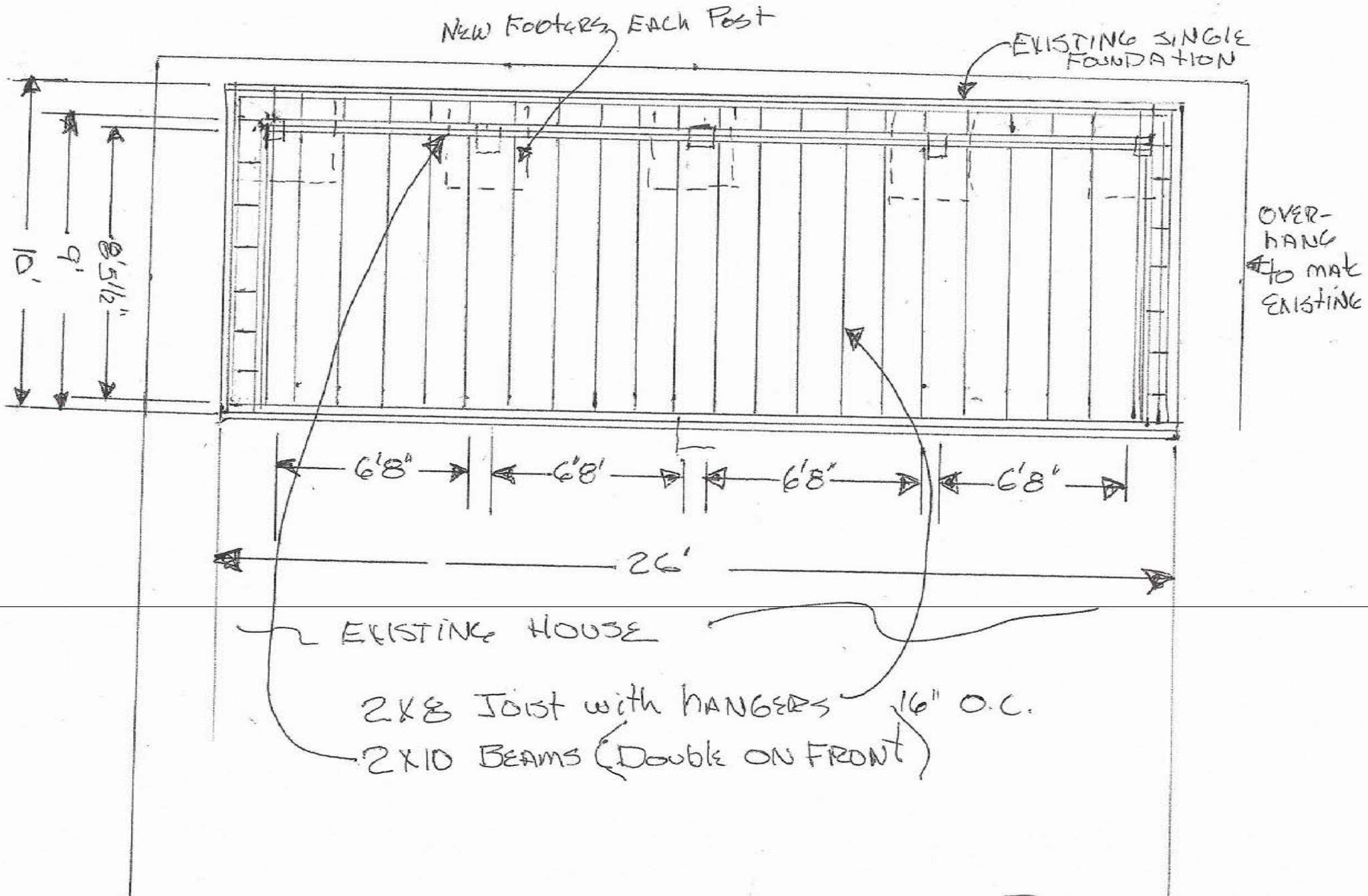
School Zones

Elementary: BELLE MORRIS ELEMENTARY
 Intermediate:
 Middle: WHITTLE SPRINGS MIDDLE
 High: FULTON HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

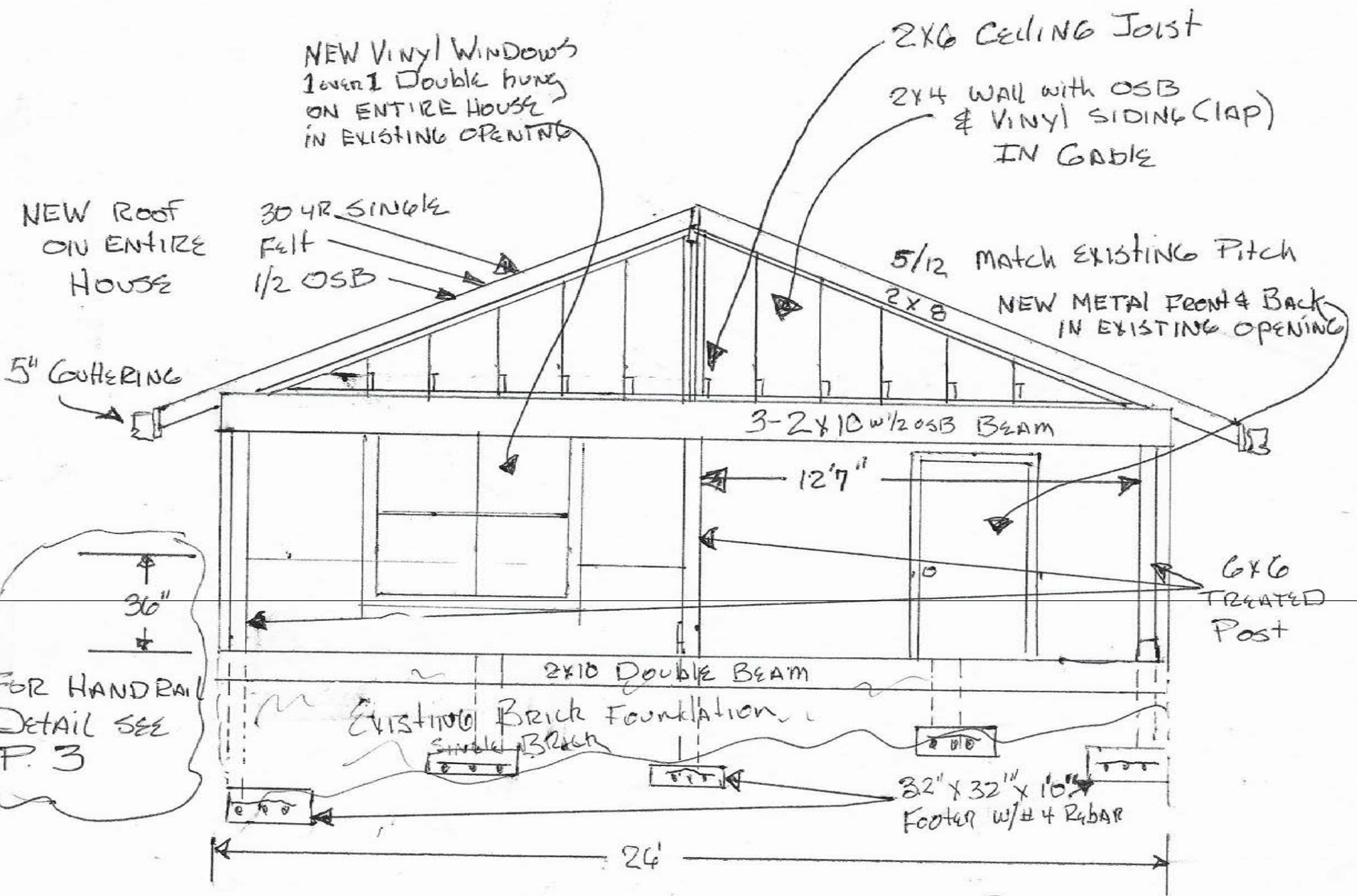
2337 MONEY PLACE
SCALE 1/4" = 1'

FOUNDATION/FLOOR PLAN



2337 MONEY PLACE
Scale 1/4" = 1'

END VIEW (FRONT)



NEW VINYL WINDOWS
1 over 1 Double hung
ON ENTIRE HOUSE
IN EXISTING OPENING

2x6 Ceiling Joist

2x4 WALL WITH OSB
& VINYL SIDING (LAP)
IN GABLE

NEW ROOF
ON ENTIRE
HOUSE

30 YR SINGLE
Felt
1/2 OSB

5/12 MATCH EXISTING PITCH

NEW METAL FRONT & BACK
IN EXISTING OPENING

5" GUTTERING

3-2x10 w/1/2 OSB BEAM

12'7"

6x6
TREATED
POST

2x10 Double BEAM

EXISTING BRICK FOUNDATION

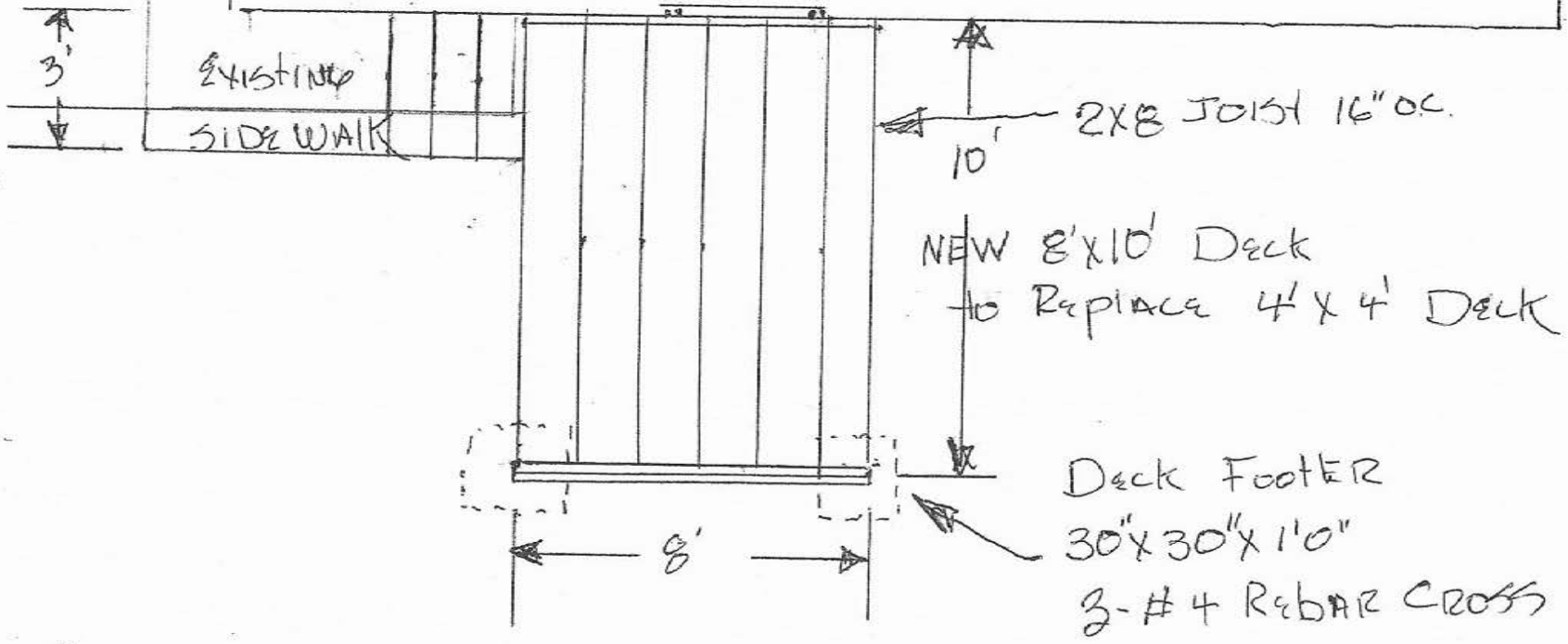
SINGLE BRICK

32" x 32" x 10"
FOOTER w/4 REBAR

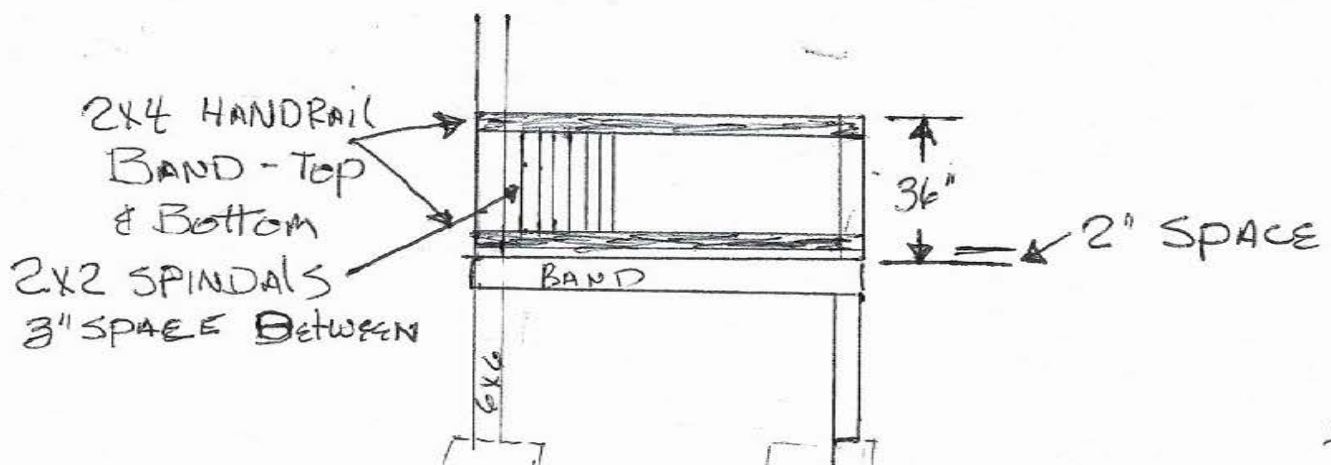
24'

FOR HANDRAIL
DETAIL SEE
P. 3

EXISTING HOUSE



HAND RAIL DETAIL FOR FRONT & BACK



2337 MONEY PLACE



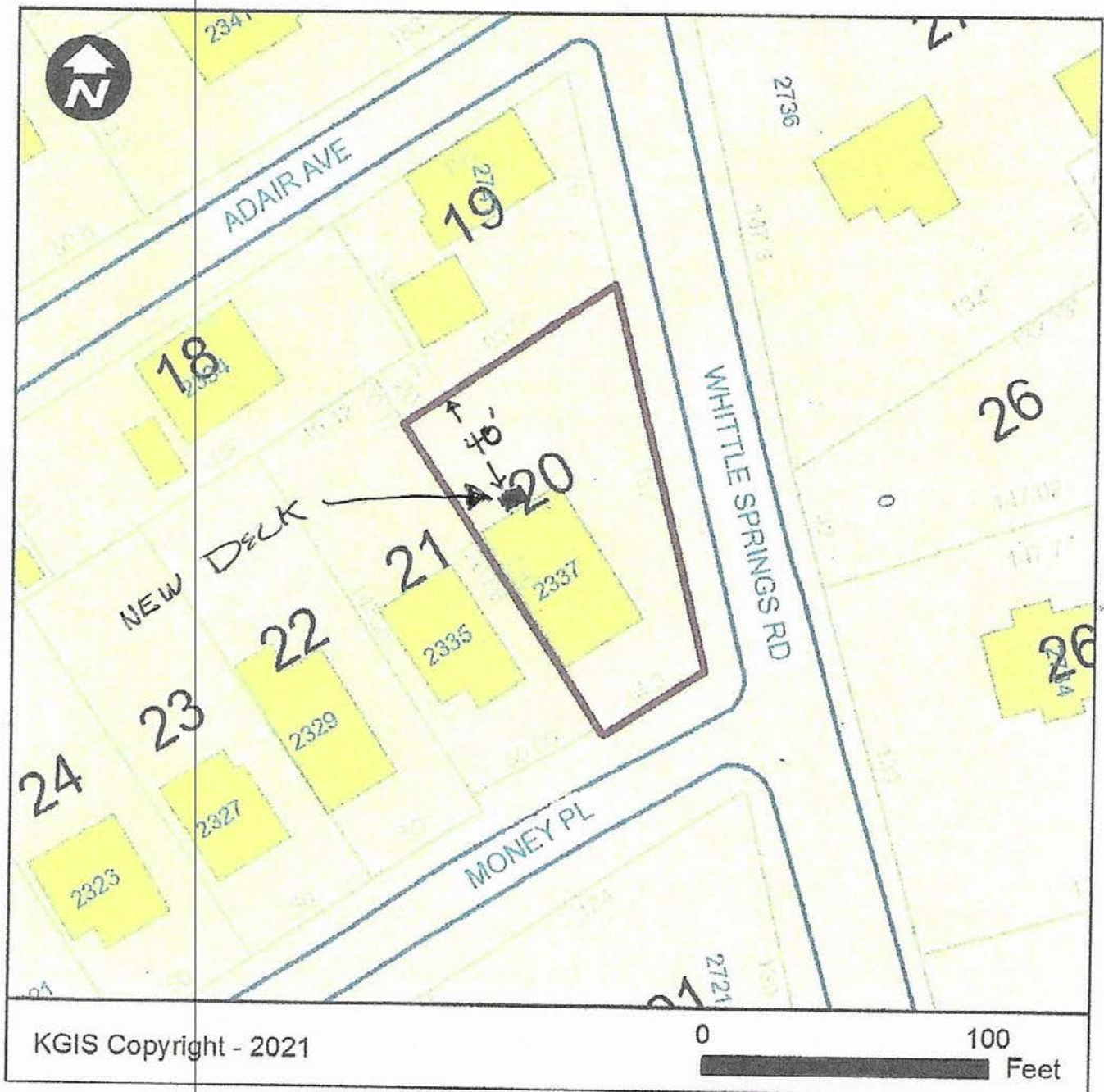
Sign in

EXISTING HOUSE



Plot PLAN

2337 MONEY PL - Property Map a



KGIS Copyright - 2021

0 100 Feet

Address Information

Owner I

Site Address: 2337 MONEY PL
 KNOXVILLE - 37917

Address Type: DWELLING, SINGLE-FAMILY

Site Name: PAGE 7

TALLEN
 1614 HO
 KNOXVI
 The owner
 the person

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you