



Staff Report

Infill Housing Design Review Committee

File Number: 3-D-21-IH

Meeting: 3/17/2021
Applicant: Marcus Blakemore
Owner: RSP Real Estate Holdings

Property Information

Location: 1422 Washington Pk. **Parcel ID** 81 D G 003
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Edgewood Park Infill Housing Overlay District

Description of Work

Level II Additions Visible from the Primary Street, Changes to Porches Visible from the Primary Street

Repair and reconstruction of front porch. Front porch repair retains existing porch footprint and stuccoed foundation and includes new wood railing, and an additional double-hung window on a previously-enclosed section on the right side of the house.

New two-story rear stairs, providing access to a new door on the upper level.

Small rear addition on the left side; primary rear shed roofline to be extended to provide approximately 10' wide by 8' long additional interior space. Rear addition to feature a stuccoed foundation and vinyl lap siding to match the house.

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' 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.

9. Additions

- In making an addition, exterior covering and roof materials, doors, and windows should be selected that are like those original to the house.
- If replacement is necessary, new windows and doors should be in keeping with the style and openings of the original design.
- Additions should be made to the rear or side of the house.
- The roofline and roofing materials should complement the original house.
- The open appearance of front porches should be maintained; if porches are to be enclosed, glass should be used

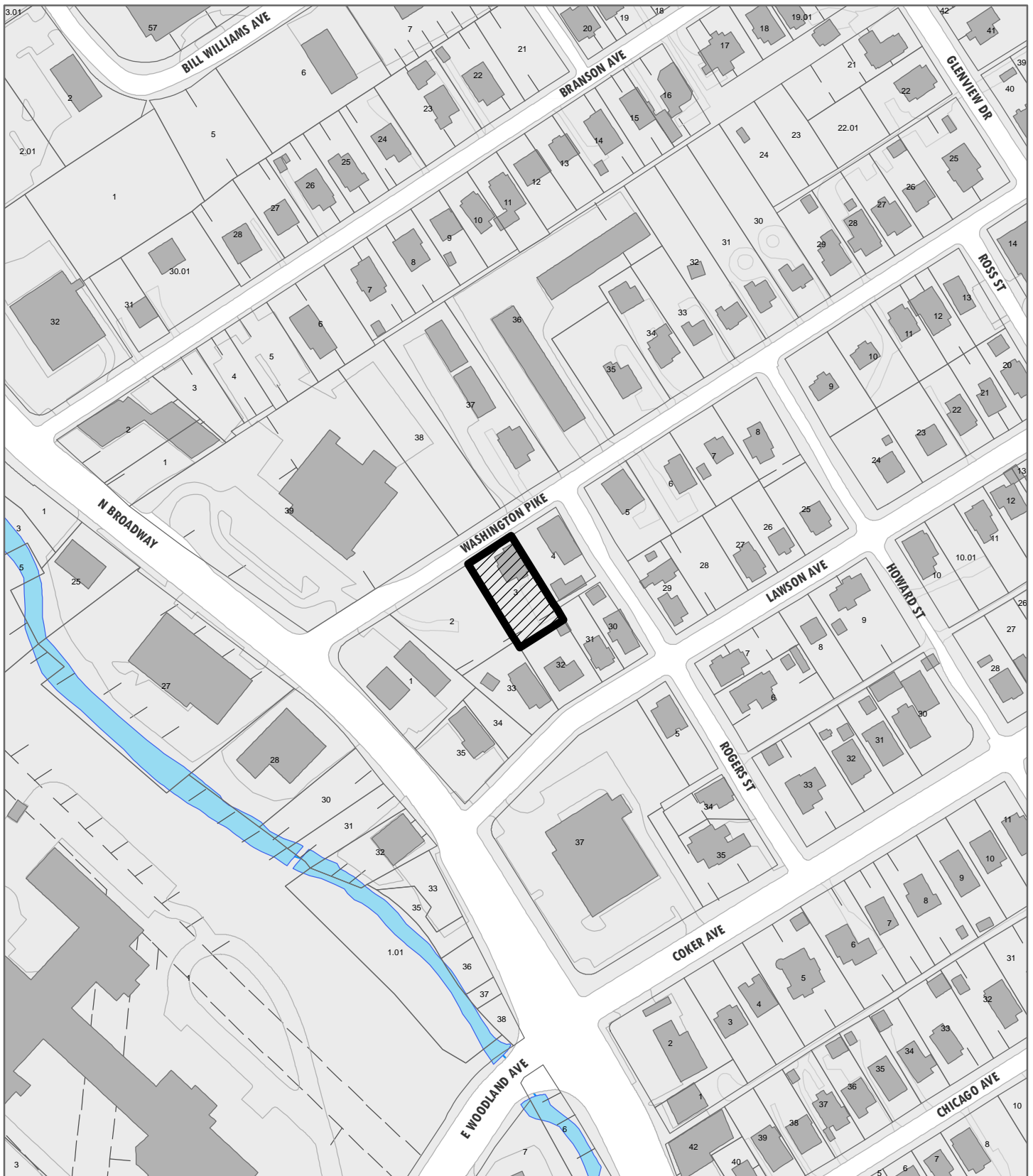
(without obstructing architectural details) where the open dimensions of the porch had been located.

Comments

1. The proposal does not involve expanding or modifying the porch's existing footprint. The previously enclosed section of the porch on the right will remain enclosed, though the application includes the installation of a small double-hung window on the enclosed porch section. Removal of the square wood 2 by 2 post and installation of a new square column and square picket railing is appropriate. Setting the balusters into top and bottom rails would help meet design guidelines.
 2. The rear addition and new deck will be minimally visible from Rogers Street, as they are proposed for a rear elevation. Placement of the rear addition is appropriate. The rear addition will be minor in size, including an extension of the existing roofline and materials.
 3. The access stairs will be somewhat visible from Washington Pike and Rogers Street. The two-story rear access stairs and upper-level door are not located in "similar proportion and position as the original houses on the block." Guidelines also note that "new windows and doors should be in keeping with the style and openings of the original design" - the placement of a secondary access door on a rear gable field, along with a two-story access stair, does not meet the design guidelines. If an opening is necessary for bedroom egress, a double-hung window to match the existing could be installed on the rear gable field without major visual effect on the streetscape.
-

Recommendation

Staff recommends approval of Certificate 3-D-21-IH, with the condition that the final design omit the attic-level access door and two-story rear stairs. If an opening is necessary for bedroom egress, a double-hung window to match the existing could be installed on the rear gable field.



**INFILL
HOUSING
REVIEW
BOARD**

**3-D-21-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

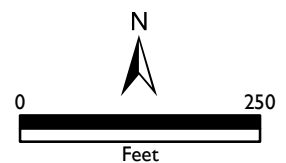


1422 Washington Pk.
Edgewood Park Infill Housing Overlay District

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

Revised:

Applicant: Marcus Blakemore





DESIGN REVIEW REQUEST

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

G Way Solutions INC.

Applicant

2/22/21

R21-0176

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

Marcus Blakemore

G Way Solution INC.

Name

Company

4004 Seahorn Ave.

Knoxville

TN

37914

Address

City

State

Zip

865-240-0838 OR 865-388-3486

info@gwaysolutions.com

Phone

Email

CURRENT PROPERTY INFO

RSP REAL ESTATE HOLDINGS

Owner Name (if different from applicant)

Owner Address

Owner Phone

1422 Washington Pke. Knoxville TN 37914

081DG001/16

Property Address

Parcel ID

COOKERS

RN2/IH

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

2.23.21

Staff Signature

Please Print

Date

Marcus Blakemore

2/22/21

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

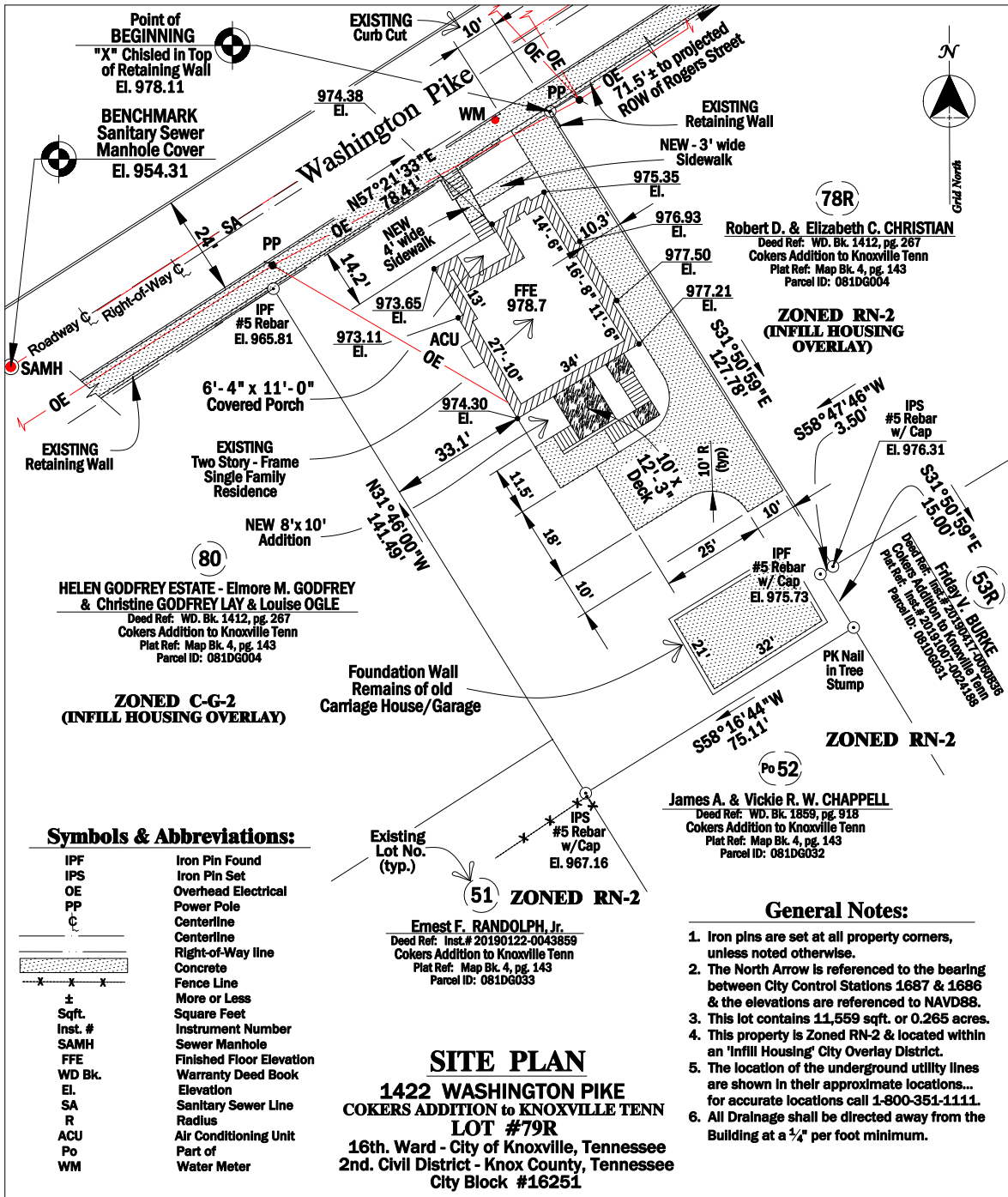
Level 2:
 Additions visible from the primary street Changes to porches visible from the primary street

Level 3:
 New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: Add access point to attic which stairs will be added, rear deck, windows, siding, new windows, Rehab front porch, extended out rear bathroom. Siding, paint, new roof and bring up to current 2018 code.

STAFF USE ONLY	ATTACHMENTS	FEE 1:	TOTAL:
	<input type="checkbox"/> Downtown Design Checklist <input type="checkbox"/> Historic Zoning Design Checklist <input type="checkbox"/> Infill Housing Design Checklist	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Property Owners / Option Holders	FEE 3:	
Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500			



Symbols & Abbreviations:

IPF	Iron Pin Found
IPS	Iron Pin Set
OE	Overhead Electrical
PP	Power Pole
C	Centerline
C	Centerline
C	Right-of-Way Line
---	Concrete
-x-x-	Fence Line
±	More or Less
Sqft.	Square Feet
Inst. #	Instrument Number
SAMH	Sewer Manhole
FFE	Finished Floor Elevation
WD Bk.	Warranty Deed Book
El.	Elevation
SA	Sanitary Sewer Line
R	Radius
ACU	Air Conditioning Unit
Po	Part of
WM	Water Meter

Ernest F. RANDOLPH, Jr.
 Deed Ref: Inst. # 20190122-0043859
 Cokers Addition to Knoxville Tenn
 Plat Ref: Map Bk. 4, pg. 143
 Parcel ID: 081D6033

1422 WASHINGTON PIKE
COKERS ADDITION TO KNOXVILLE TENN
LOT #79R
 16th. Ward - City of Knoxville, Tennessee
 2nd. Civil District - Knox County, Tennessee
 City Block #16251

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 1687 & 1686 & the elevations are referenced to NAVD88.
3. This lot contains 11,559 sqft. or 0.265 acres.
4. This property is Zoned RN-2 & located within an 'Infill Housing' City Overlay District.
5. The location of the underground utility lines are shown in their approximate locations... for accurate locations call 1-800-351-1111.
6. All Drainage shall be directed away from the Building at a 1/4" per foot minimum.

Date: 15 March 2021
Scale: 1" = 30'
Deed Ref: Inst. # 20200901 - 0017675
Plat Ref: Map Bk. 4, pg. 143
TAX Map: 81"D" Group "G", Parcel 3
Surv'd By: GFB Rev1:
Dwg. By: GFB Rev2:
Proj. No: 210315 Rev3:

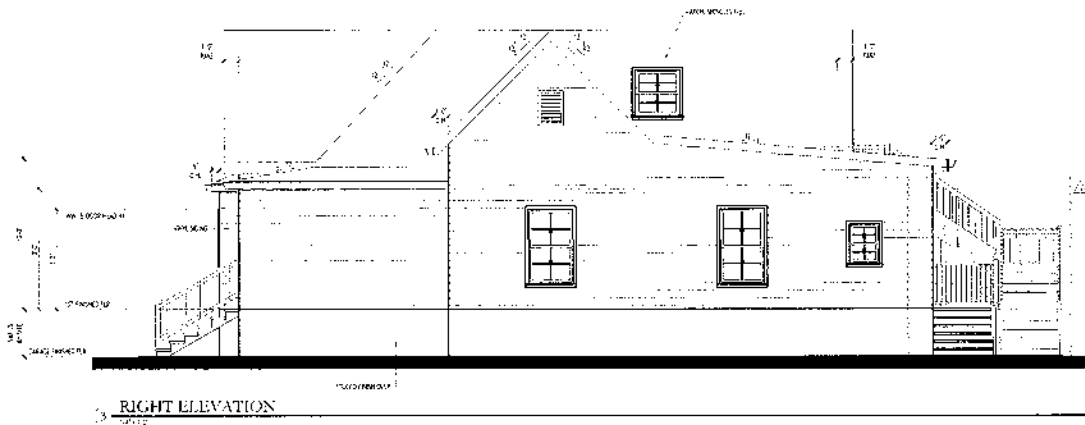


I hereby certify that this is a Category I Survey and that the Unadjusted error of field closure is 1' in 10,000' or greater.

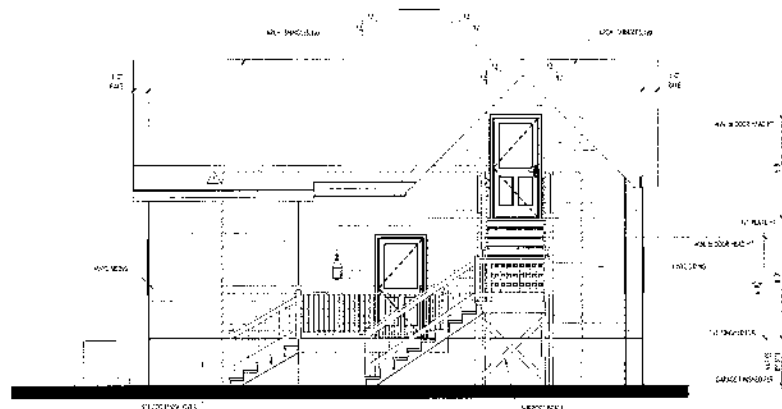
By: Glenn F. Biggs, Jr. RLS 712 TN
Date:

Glenn F. Biggs, Jr.
 REGISTERED LAND SURVEYOR
 2855 Gibbs Drive, Knoxville, Tennessee 37918
 OFFICE: (865) 688-1843 FAX: (865) 688-2104
 e-Mail: dtcgb@comcast.net

OWNER:
RSP REAL ESTATE HOLDINGS, LLC
 1111 Woodsboro Road
 Knoxville, TN. 37922
 (865) 368-7728



RIGHT ELEVATION



REAR ELEVATION



Tru Home Design
 5385 TELFORD CT
 POWDER SPRINGS, GA 30127
 404-950-1625

PROJECT NAME
**1422 WASHINGTON
 PIKE, KNOXVILLE, TN**

PROJECT SHEET NAME
ELEVATIONS

DATE: 11/11/2022
 TIME: 10:00 AM
 PROJECT: 1422 WASHINGTON PIKE, KNOXVILLE, TN
 DRAWN BY: J. W. WOODRUFF
 CHECKED BY: J. W. WOODRUFF
 SCALE: AS SHOWN
 SHEET NO.: 301

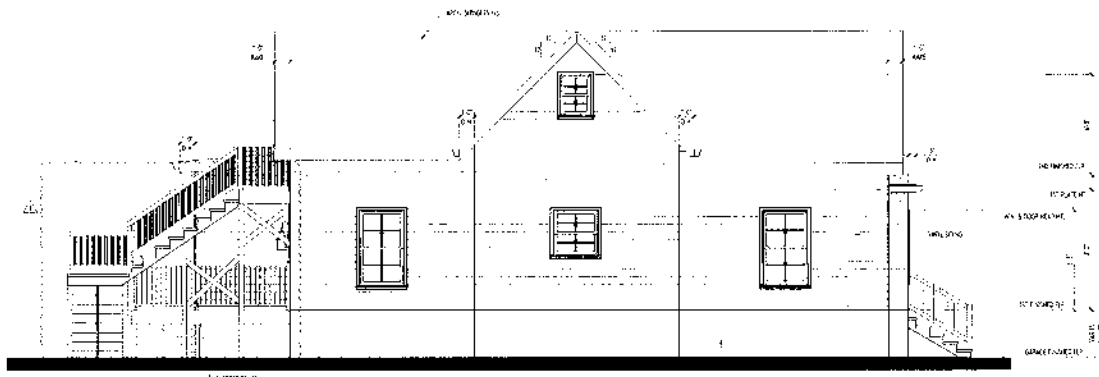
NO.	REVISION	DATE

APPROVED SIGNATURES

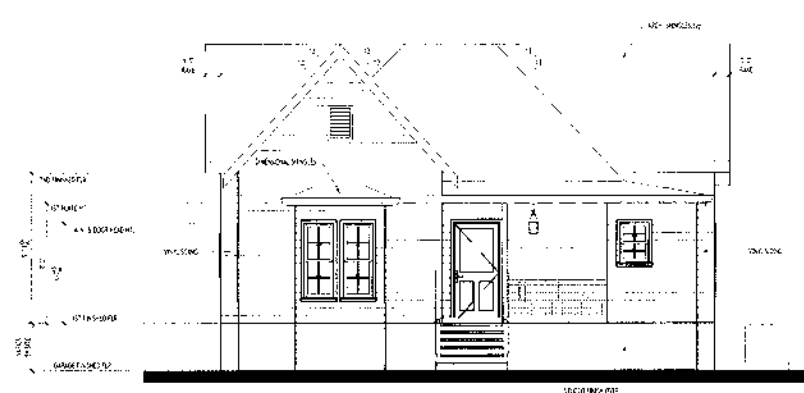
DATE	11/11/2022
PROJECT	1422 WASHINGTON PIKE, KNOXVILLE, TN
DRAWN BY	J. W. WOODRUFF
CHECKED BY	J. W. WOODRUFF
SCALE	AS SHOWN
SHEET NO.	301

301

* HOMEOWNER/CONTRACTOR MUST PROVIDE THE INFORMATION REQUESTED IN THE SCHEDULES WITH SIGNED DOCUMENT. *



LEFT ELEVATION
1/2" = 1'-0"



FRONT ELEVATION
1/2" = 1'-0"



Tru Home Design,
5385 TELFORD CT
POWDER SPRINGS GA 30127
404-850-1109

PROJECT NAME
**1422 WASHINGTON
PIKE, KNOXVILLE, TN**

PROJECT SHEET NAME
ELEVATIONS

DATE	10/06/2020
BY	G. ST
CHECKED BY	G. ST
SCALE	AS SHOWN

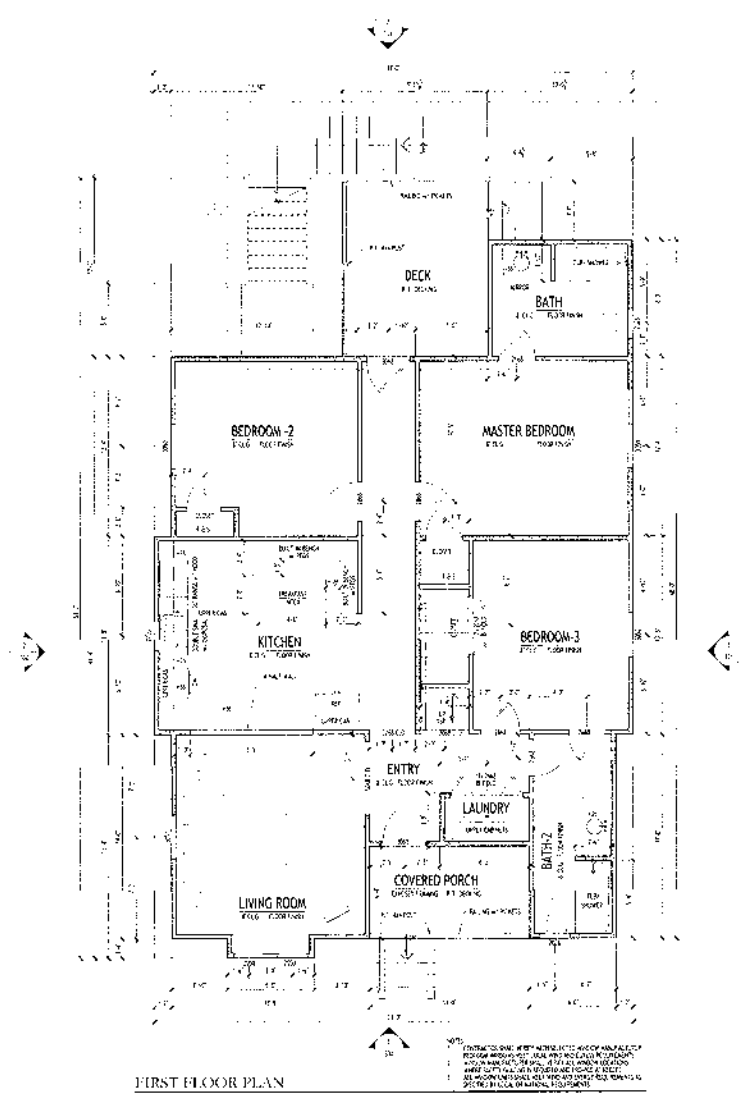
NO.	REVISION	DATE

OWNER	
CONTRACT NO.	
DATE	

DATE	10/06/2020
BY	G. ST
CHECKED BY	G. ST
SCALE	AS SHOWN

330

* HOMEOWNER/CONTRACTOR MUST PROVIDE THE INFORMATION REQUESTED IN THE SCHEDULES WITH SIGNED DOCUMENT. *



FIRST FLOOR PLAN
10-11-12

- NOTES:
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WALLS, CEILING, FLOOR, AND ROOF STRUCTURE. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WALLS, CEILING, FLOOR, AND ROOF STRUCTURE. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WALLS, CEILING, FLOOR, AND ROOF STRUCTURE. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WALLS, CEILING, FLOOR, AND ROOF STRUCTURE. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WALLS, CEILING, FLOOR, AND ROOF STRUCTURE. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WALLS, CEILING, FLOOR, AND ROOF STRUCTURE. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WALLS, CEILING, FLOOR, AND ROOF STRUCTURE. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WALLS, CEILING, FLOOR, AND ROOF STRUCTURE. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WALLS, CEILING, FLOOR, AND ROOF STRUCTURE. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
 10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WALLS, CEILING, FLOOR, AND ROOF STRUCTURE. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.

* HOMEOWNER/CONTRACTOR MUST PROVIDE THE INFORMATION REQUESTED IN THE SCHEDULES WITH SIGNED DOCUMENT. *

DATE: 10/11/12



Tru Home Design
5385 TEL FORD CT
POWDER SPRINGS, GA 30127
404-930-1058

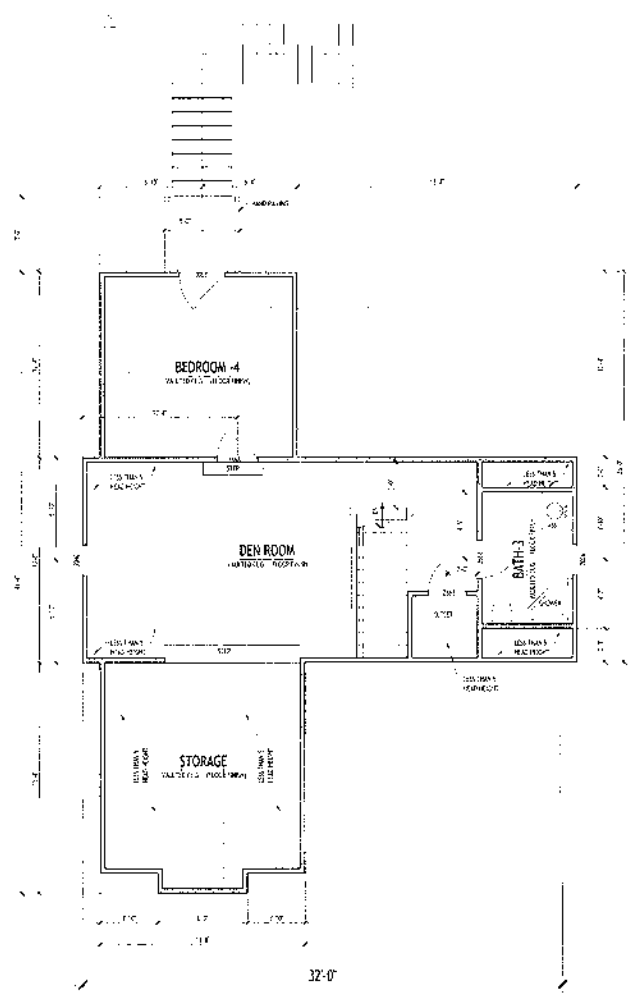
1422 WASHINGTON
PIKE, KNOXVILLE, TN

FLOOR PLAN

NO.	REVISION	DATE

PROJECT NO.	10-062-000
CLIENT	G. YOUNGER
DATE	0014-12
SCALE	3/4" = 1'-0"

200



SECOND FLOOR PLAN

NOTES:
 1. SEE THE SCHEDULES FOR MATERIALS AND FINISHES.
 2. SEE THE SCHEDULES FOR LIGHTING FIXTURES.
 3. SEE THE SCHEDULES FOR MECHANICAL EQUIPMENT.
 4. SEE THE SCHEDULES FOR ELECTRICAL EQUIPMENT.
 5. SEE THE SCHEDULES FOR PLUMBING EQUIPMENT.
 6. SEE THE SCHEDULES FOR PAINTS AND COATINGS.



Tru Home Design,
 5385 TELFORD CT
 POWDER SPRINGS, GA 30127
 404-500-1058

1422 WASHINGTON
 PIKE, KNOXVILLE, TN

FLOOR PLAN

NO.	REVISION	DATE

PROJECT NO.	100960200
DATE	03/20/20
PROJECT NAME	1422 WASHINGTON PIKE
CLIENT	
DESIGNER	
DATE	

NO.	REVISION	DATE

201

* HOMEOWNER/CONTRACTOR MUST PROVIDE THE INFORMATION REQUESTED IN THE SCHEDULES WITH SIGNED DOCUMENT. *