



Staff Report

Infill Housing Design Review Committee

File Number: 3-E-21-IH

Meeting: 3/17/2021
Applicant: Rick Fagan
Owner: CMH Homes, Inc

Property Information

Location: 3333 Johnston St. **Parcel ID** 81 H C 042
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

Proposed new primary structure. Structure is a one-story, multi-sectional manufactured house measuring approximately 56' wide by 26'-4" long, with a 20" tall foundation. The house is proposed to be placed 60.55' from the front property line, approximately 12' from the right (south) side property line and approximately 135' from the left side (north) property line. A 10' wide existing driveway extends from Johnston Street to be located on the left (north) side of the house.

The house features a side-gable roof clad in asphalt shingles, with a 3/12 pitch. The façade features a small 3/12 front-gable roof massing, which is flush with the primary façade, and an entry stoop. Windows are 6/16 vinyl single-hung, with no windows on right or left side elevations. The house is proposed to be clad in vinyl Dutch lap siding and rest on a concrete slab foundation. A 5' by 5' wood deck is located on the rear 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.
- 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' or more in depth to the front of the house

Comments

1. The house is proposed to be sited in the rear left (southwest) corner of the lot. The lot is uniquely large and

shaped, measuring 223' long on the Johnston Street (front) elevation and approximately 115' deep. The house is proposed to be set 60.55' from the front property line, 11.78' from the left (south) property line, and approximately 135' from the right (north) property line.

3311 Johnston St is set approximately 20' from the main massing to the front property line. Across the street, 3334, 3314, and 3310 Johnston are all in the range of 15'-30' from the property line. While the block does not have as consistent a streetscape pattern as adjacent Minnesota Avenue or Midway Street, setting the house in a rear corner at 61' from the front property line will further create an irregular front yard pattern. The site plan does not include a walkway from the sidewalk or street to the front door.

2. The new house is not proportional to the dimensions of the lot or other historic houses on the block. The existing block does not retain a large deal of historic structures from which to draw context; several of the houses are modern infill which were constructed prior to the Infill Housing overlay. The proposed side yard setbacks are not compatible with the context; the rhythm of spacing between houses is not consistent.

3. Parking is proposed for the front yard, which is discouraged in design guidelines. Guidelines also note that garages or parking pad should be at least 20' behind the front façade of the infill house. There is no proposed landscaping or fencing.

4. The proposed house is not similar in scale or massing to the surrounding context; the house is a Ranch-style house which is significantly wider than original houses in the neighborhood. The house does not include extensions or bays.

5. The house does not incorporate a porch proportional to original houses in the neighborhood. There are three steps leading up to the doorway, which does not qualify as a stoop.

6. While the provided rendering shows one-over-one windows, the elevation drawing shows six-over-six vinyl windows. Six-over-six windows are generally not considered appropriate for a historic context. There are no windows on the side elevations ("attention should be paid to window placement and the ratio of solid to void").

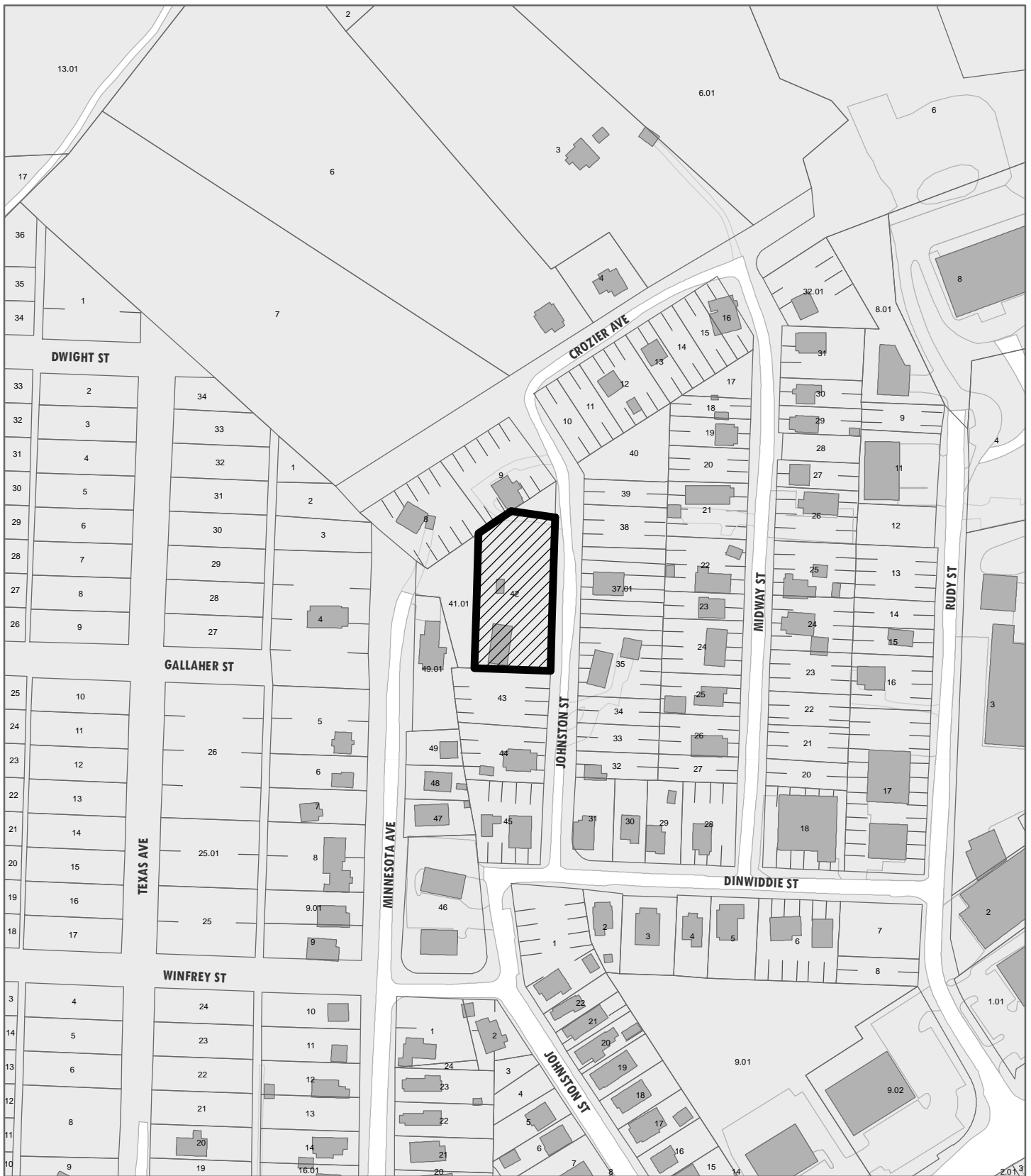
7. The roof has a 3/12 pitch, which is lower than any historic houses on the block. The minimum pitch approved by the board has generally been 6/12.

8. The proposed vinyl siding, stuccoed foundation, and asphalt shingle roof does meet the design guidelines; however, the vinyl Dutch lap siding is commonly discouraged in Infill Housing reviews. Lap siding with an overlap to resemble wood clapboard siding would be more appropriate.

9. The site plan retains sufficient trees to meet guidelines.

Recommendation

Staff recommends denial without prejudice of Certificate 3-E-21-IH, due to the proposal not meeting the Infill Housing design guidelines. If the Board chooses to approve Certificate 3-E-21-IH, approval should be conditioned on a steeper roof pitch (6/12 or above), the addition of a porch to meet design guidelines, the use of lap siding instead of Dutch lap, the addition of windows on side elevations, the revision of parking placement to meet design guidelines, and revision of site plan to provide front and side setbacks more consistent with the context.



3-E-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

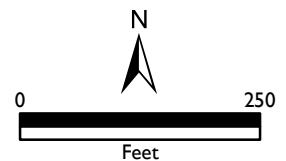
Applicant: Rick Fagan

**INFILL
HOUSING
REVIEW
BOARD**



3333 Johnston St.
Lonsdale Infill Housing Overlay District

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



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: install new home on previous home site.
Dealer: Clayton Homes
stabilizer: GARY HAUN

STAFF USE ONLY

ATTACHMENTS

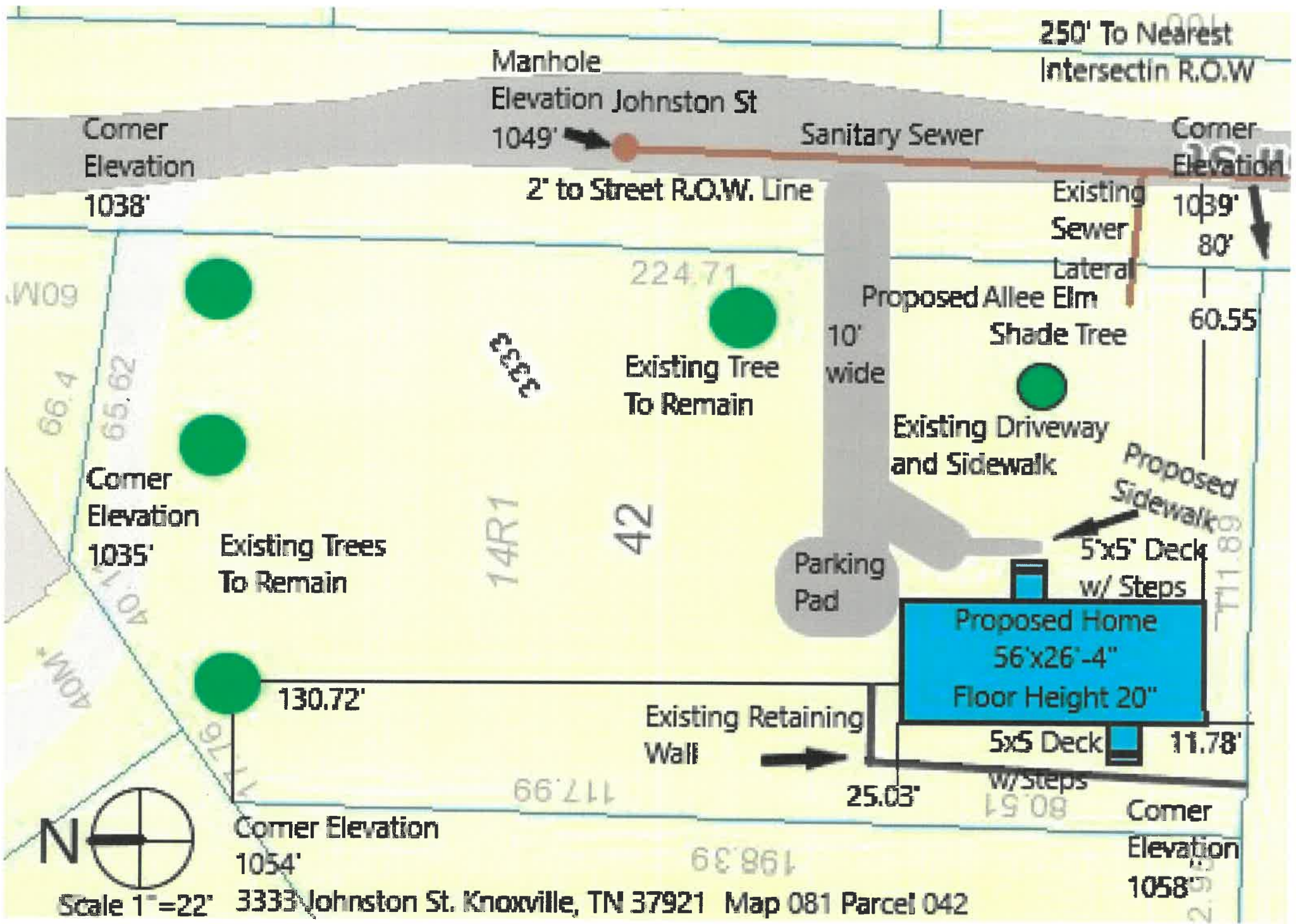
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

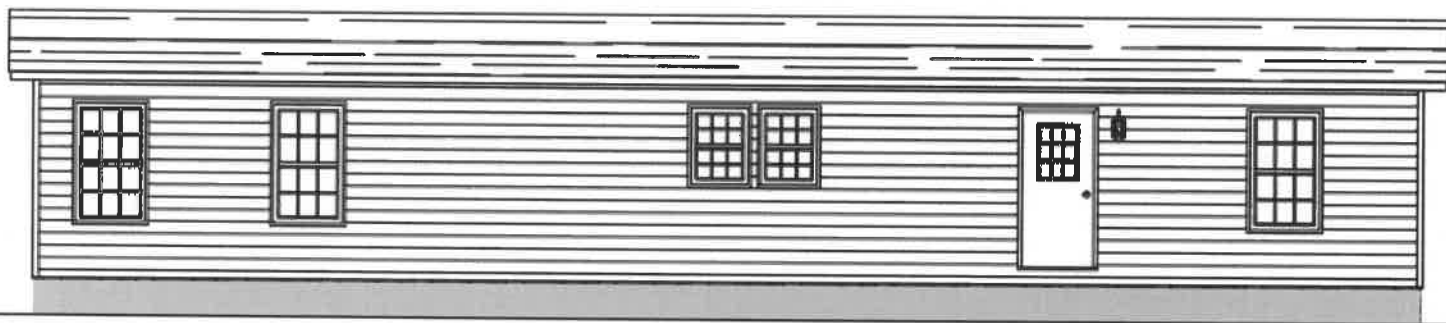
ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

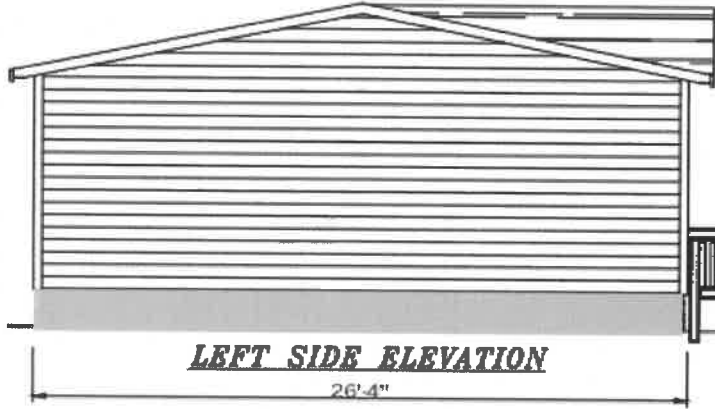
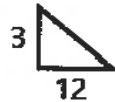
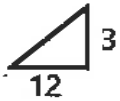
FEE 1:		TOTAL:
FEE 2:		
FEE 3:		





REAR ELEVATION

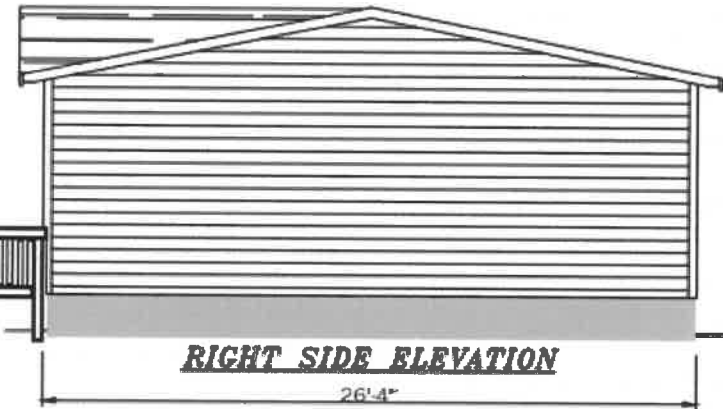
56'-0"



LEFT SIDE ELEVATION

26'-4"

5'x 5' Porch



RIGHT SIDE ELEVATION

26'-4"

3 Tab Asphalt
Shingles
Vinyl Dutch
Lap Siding
104" Eave
Height



FRONT ELEVATION

56'-0"

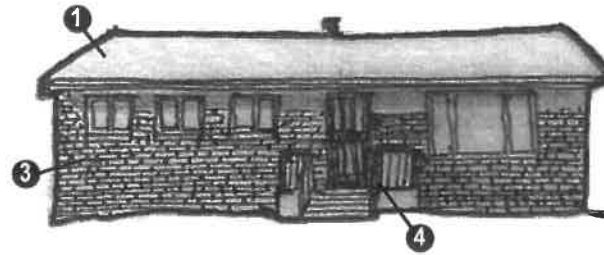
Stucco Foundation

20" Foundation
Elevation

SHEET ELEV.1	ELEVATION	Clayton - 834 1430 Shamblee Rd, Andersonville, TN 37708 PH: 888-486-7889 FAX: 888-894-8243	HELBORN, WERNER, CARTER, AND ASSOCIATES, INC. 1827 SOUTH MYRTLE AVE. CLEARWATER, FL. 33758	DRAWING # 344178 MODEL # TRA28864 DATE 4/30/2018	MODEL: THE M.V.P. SERIES: TRADITION SERIES PRODUCT DESIGNER: DANIEL C. SHELDON	STD PLAN "CONDITIONS": 1,475 FT² REV BY: DCS REV DATE: 05/29/2018
				SCALE: 1/8"=1'-0"		

Ranch

In the decades after World War II, an increase in personal automobile use gave way to more generous land area where larger, more sprawling homes could be developed. Ranch homes utilized their lavish lots by facing their longest facade to the street and integrating built-in garages. Their roof lines remained fairly low-pitched and masses relatively simple. The most complex Ranch style houses included a front-facing gable or gabled wing.



- ① low-pitched hipped, side-gabled, or cross gabled roofs
- ② asymmetrical one-story shapes
- ③ commonly wood or brick cladding
- ④ decorative iron or wooden porch supports

The Minimal Traditional and modest ranch styles became widespread in the Knoxville neighborhoods created after World War II. They were occasionally built as infill housing next to Victorian-era and Craftsman-styled houses. In those cases, their low elevation and horizontal orientation did not provide an architectural harmony between the old and new.

For Further Reference:

Harrison, Henry S. *Houses*. Chicago: National Association of Realtors, 1973.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf, 1984.



DESIGN GUIDELINES CHECK LIST

Use the following check list to determine the appropriateness of proposed infill housing design for the Heart of Knoxville. For each unchecked item, please refer to the appropriate Heart of Knoxville Infill Housing Design Guidelines section.

Front Yards

Section 1, page 5

- Setback and front door are in line and consistent with original houses on the block.
- Porch and habitable portion of house is offset from street equal to neighboring houses.
- Walkway is proposed from sidewalk (when available) to front door, perpendicular to street.
- Fencing is constructed of traditional materials and excludes chain link, masonry, wide boards, and other contemporary materials.
- Healthy trees are marked for preservation.

House Orientation and Side Yards

Section 2, page 6

- Proposed infill is proportional to dimensions of lot and original houses on the block.
- Proposed infill on corner lots has applied for any necessary zoning variance to locate closer to side street.
- Proposed infill keeps the spacing between houses consistent with original houses on the block.

Alleys, Parking, and Services

Section 3, page 7

- Proposed parking avoids the front yard.
- Proposed infill house has access from alley only (where available) for garage or parking pad. (If no alley access exists, proposed garage or parking pad extends 20 feet beyond the front façade of proposed infill house.)
- Proposed garages accessed by alley are setback at least 18 feet from centerline of alley pavement.
- Proposed parking pads, utility boxes, and waste collection points are visually screened by landscaping and/or fencing.

Scale, Mass, and Foundation Height

Section 4, page 8

- Proposed infill elevation is proportional in scale to the original houses on the block.
- Proposed infill façade respects width of older houses on the block.
- Proposed infill attempts to incorporate historic elements of the block into the design.
- Foundation height is consistent with original houses on the block.
- Additions that cannot conform to scale and height of streetscape are located to the side or rear of infill lot.

Porches and Stoops

Section 5, page 9

- Proposed infill includes plans for a porch in a neighborhood where porches are dominant.
- Proposed porch is proportional to existing porches on block.
- Proposed porch maintains consistency with existing porches in setback along the street.
- Proposed porch materials and details complement the historic character and style of neighborhood (refer to Appendix C).

Windows and Doors

Section 6, page 10

- Proposed window and door styles complement historic character and style of block (refer to appendix).
- Proposed window or door positioning does not violate the privacy of neighboring homes.
- Proposed infill excludes contemporary window styles in pre-1940 areas.
- Proposed infill respects window and door placement of older houses on the block.

Roof Shapes and Materials

Section 7, page 12

- Proposed infill specifies similar pitch to existing houses on block.
- Proposed infill respects complex roof forms of historic blocks (refer to appendix). *NA*
- Proposed infill for a pre-1940 neighborhood specifies darker shades of shingle roofing. *NA*

Siding Materials

Section 8, page 13

- In a neighborhood dominated by painted wood siding, the proposed infill specifies clapboard or similar substitutes.
- In a neighborhood with mixed architectural styles, the proposed infill specifies appropriate material and detail.
- The proposed infill excludes faced stone, vertical siding, and other non-historic materials.

Additions

Section 9, page 14

- Proposed additions to existing houses respect siding and roof materials, as well as door and window styles original to the house.
- Proposed window or door replacements should respect original style (refer to Appendix C).
- Proposed additions are located to the side or rear of original house.
- Proposed additions which require additional height are located to the rear of the house.
- Specified roof line and roofing materials for proposed addition respect original house.
- Proposed addition does not violate openness or character of front porch.

Multi-unit Housing

Section 10, page 15

- Proposed multi-unit housing respects traditional front yard setbacks of neighborhood.
- Proposed multi-unit housing respects height of original houses in the neighborhood.
- Proposed multi-unit housing respects rhythm and proportion of historic homes on the block.
- Proposed parking for multi-unit housing accesses existing alleys.
- Proposed housing specifies landscaping to include shade trees, in front and back yards.

Landscape and Other Considerations

Section 11, page 16

- For proposed infill with 25 feet or greater front yard depth, at least one shade tree is specified for planting.
- Specified fencing and/or hedges will not exceed 42 inches in height in front yard.
- Front yard fences avoid chain link and specify appropriate historic material.

Small Lot 1930-1950 Era Houses

Section 12, page 17

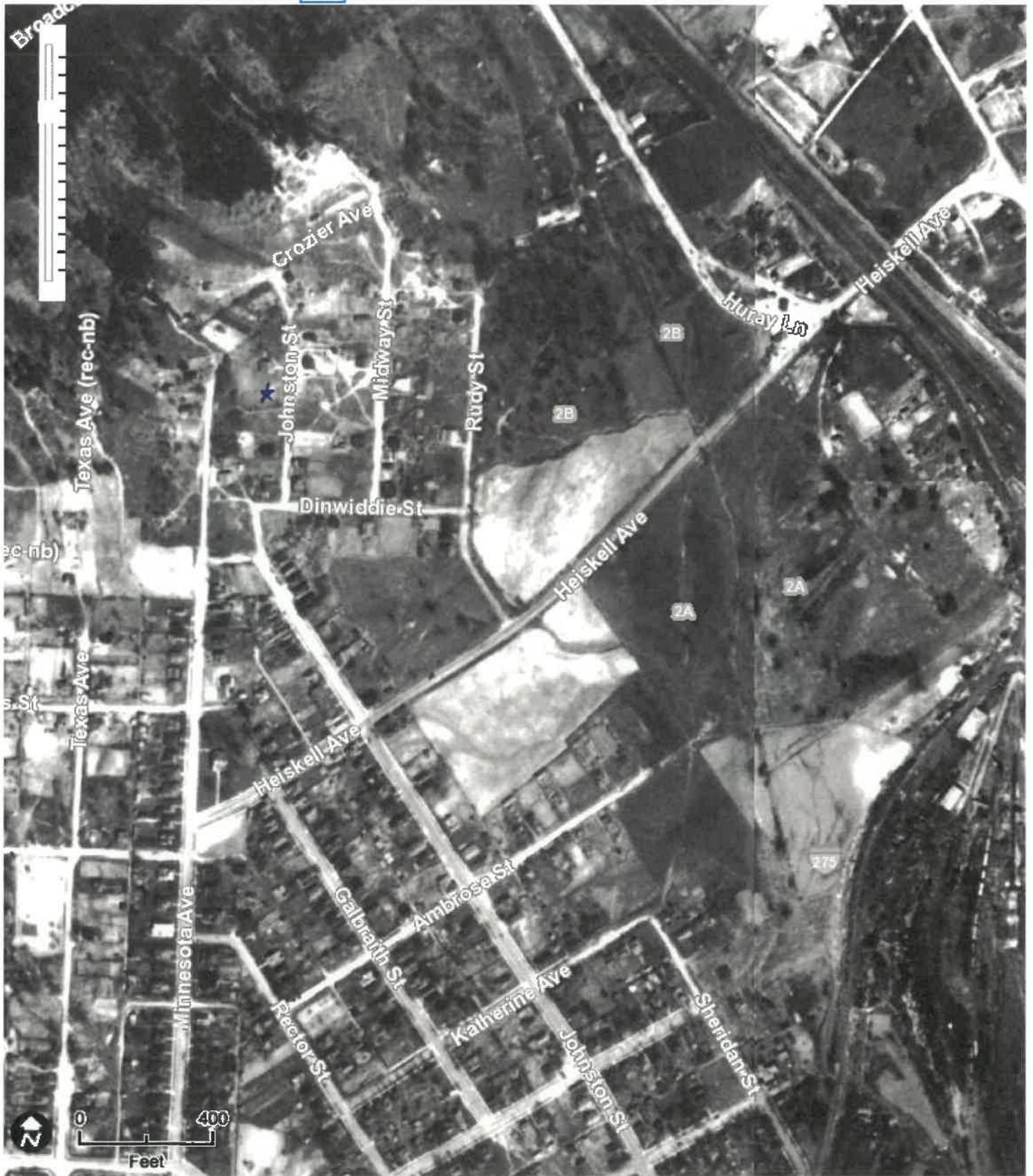
- Off-street parking is located in the side or rear yard or parallel to the street.
- Multi-unit housing is in scale with other houses on the block and across the street.
- A porch or stoop is part of the design.
- Decks or patios are located behind the house.



Historically this end of Johnston Street was never developed with the uniformity of the development of the main section of Johnston St.



Launch





Launch



2/6/2021

728 Minnesota Ave View From Johnson St (Directly Behind)
Mail - Lane, Chris - Outlook



Sent from my iPhone

2/6/2021

728 Minnesota Ave. (Directly Behind Front View)
Mail - Lane, Chris - Outlook

(No subject)

chris lane <clane7011@yahoo.com>

Sat 2/6/2021 9:31 AM

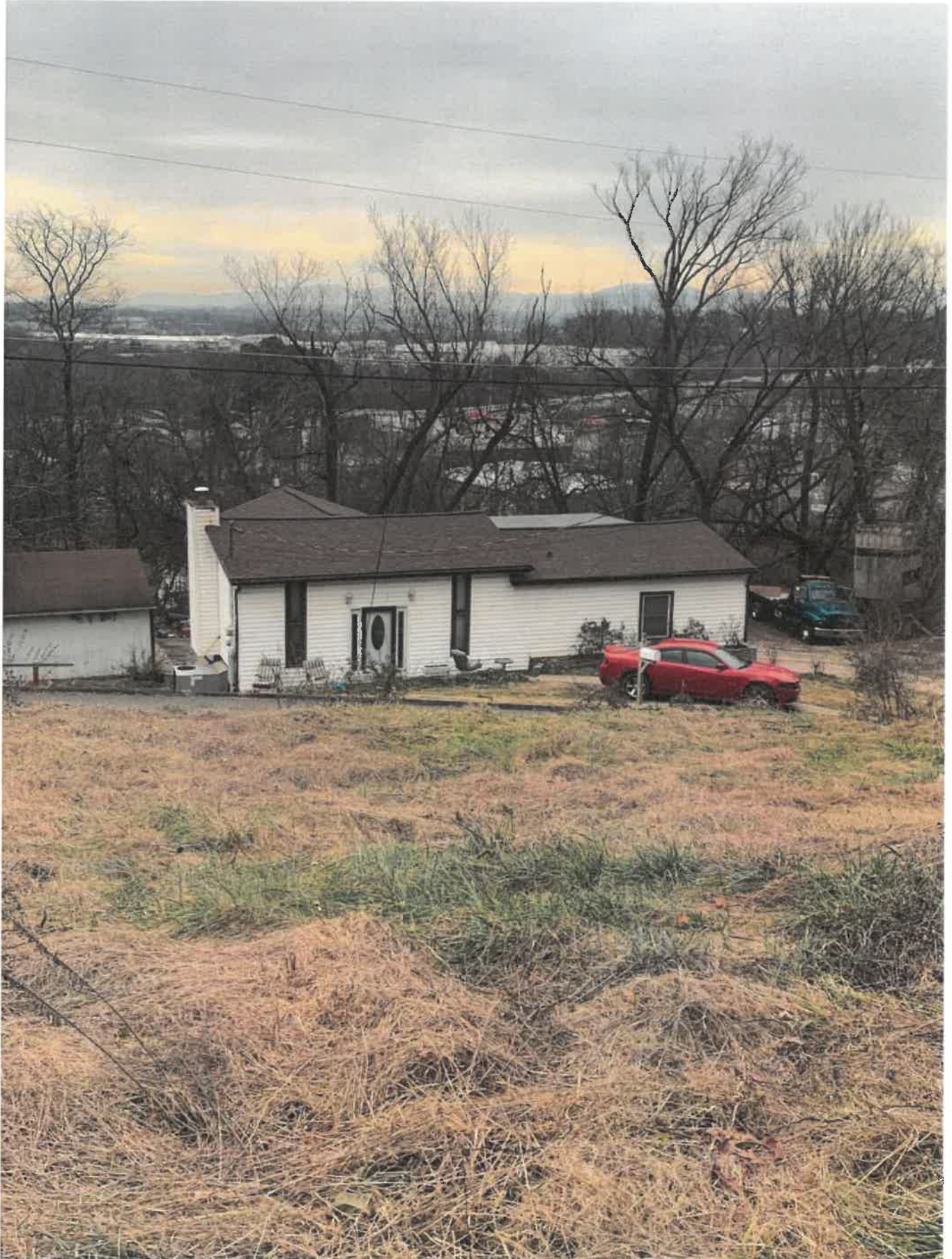
To: Lane, Chris <Chris.Lane@ClaytonHomes.com>



Sent from my iPhone

2/6/2021

3314 Johnston St (Across the Street)
Mail - Lane, Chris - Outlook



Sent from my iPhone

2/6/2021

3334 Johnston St (Across the Street)
Mail - Lane, Chris - Outlook



Sent from my iPhone

2/6/2021

334 Johnston St (Next Door)

Mail - Lane, Chris - Outlook



Sent from my iPhone



3333 Johnston St

Lane, Chris <Chris.Lane@claytonhomes.com>

Thu, Feb 25, 2021 at 6:56 PM

To: Lindsay Crockett <lindsay.crockett@knoxplanning.org>, "Fagan, Richard" <Richard.Fagan@claytonhomes.com>

Thanks and you've already answered one of the many questions with the information about the IH designation and what to look for on KGIS. I've previously furnished everyone in the office with the map from the Introduction page of the guidelines but I will make sure that they are aware of this new information.

You talked about a potential request for more windows in the side elevation of the home. In section 6 Windows and Doors the only mention of side windows specifically is "To respect the privacy of adjacent properties, consider the placement of side windows and doors." The guideline of "Attention should be paid to window placement and the ratio of solid to void. I'll prepare a table comparing the ratios of the side windows to the other homes on the block but they are consistent with the other Ranch style homes in the area and the examples of Ranch style homes given in the design guidelines.

You referenced that the board generally hasn't approved less than a 6/12 roof pitch. Can you give me any insight into why they haven't? The guidelines acknowledge the historical presence of Ranch style homes with their "low-pitched" roofs. I understand that "They were occasionally built as infill housing next to Victorian-era and Craftsman-styled houses...which did not result in architectural harmony" but there aren't Victorian-era and Craftsman-styled homes within several blocks and the Ranch-style home with a 3/12 pitch next door is original as are the Minimal Traditional homes on the block. Section 2, Page 25 gives the example of Minimal Traditional and Ranch Style homes being "appropriate infill".

You said that the guidelines encourage porches. We'll be happy to accommodate whatever they feel is appropriate, but Section 5 Porches and Stoops gives the following applicable guidelines:

"Porches should be part of the housing design in those neighborhoods where porches were commonplace."- From what I can see they aren't common place on this block and are slightly more commonplace on the surrounding blocks but many appear to be additions which do not promote architectural harmony or uniformity.

"Small stoops centered on entry and no more than 5 feet deep are appropriate on blocks where porches were not traditional." This is the guideline that I found to be most applicable but once again we will happily accept any guidance offered. Do you think that it would be more appropriate to build our home without the perpendicular gable and instead install a small awning like that on page 25 or a smaller gable like the Ranch home on page 9? The best example of a historical home that has been preserved nearby doesn't have a covering so I thought it was most appropriate not to have one. Also if a handicap ramp is required are there any guidelines that apply to it's look?



You also said, "The examples you(I) sent along were most likely installed on the sites prior to the creation of the Infill Housing overlay" and I would agree that they certainly were because according to my research they all appear to be original. Thus, those examples are the "historically valuable properties" the guidelines were created to "re-establish the architectural character" of. I'm certain that we can adapt our home to find harmony in an area that appears to have developed with a broad spectrum of styles and features and I appreciate your aid in creating a design that is "usable and economically achievable" for the Fritts Family.



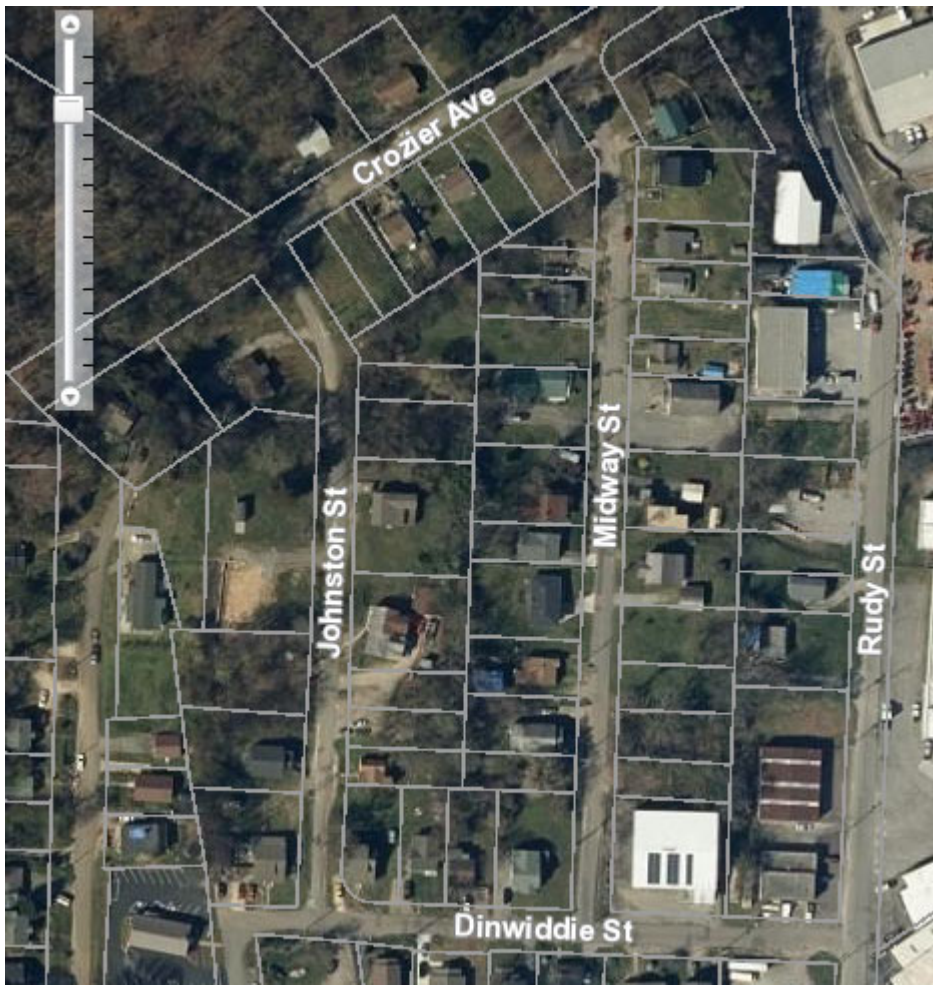
1935



1969



1989



2019

Thanks,

Chris Lane-Sales Professional

HC 31, 4606 Clinton Highway

Knoxville, TN 37912

Office (865) 688-6110

Cell (865) 789-6702

Chris.Lane@ClaytonHomes.com

From: Lindsay Crockett <lindsay.crockett@knoxplanning.org>

Sent: Thursday, February 25, 2021 4:22 PM

To: Lane, Chris <Chris.Lane@ClaytonHomes.com>

Cc: Fagan, Richard <Richard.Fagan@ClaytonHomes.com>; Planning Applications <applications@knoxplanning.org>

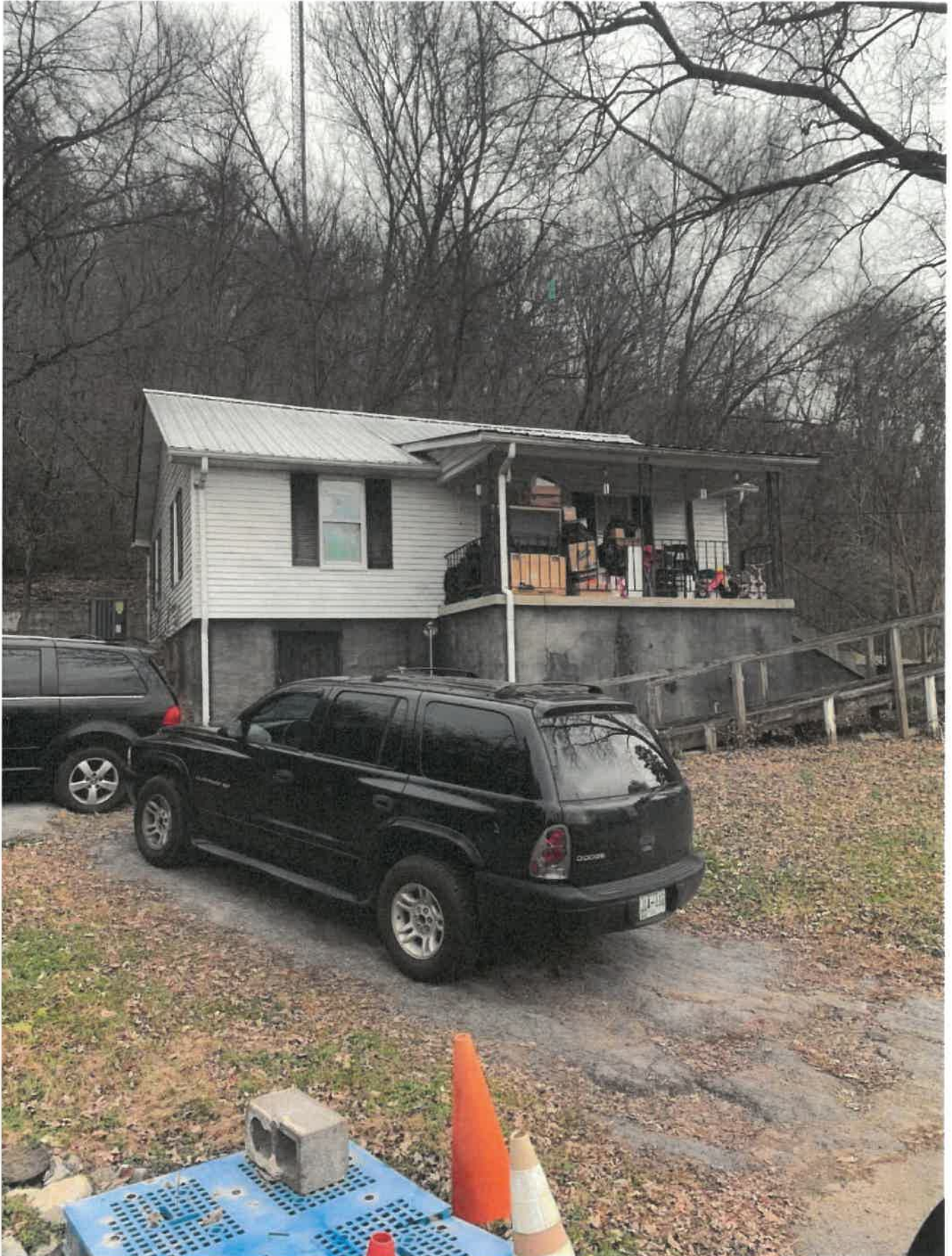
Subject: [EXTERNAL] 3333 Johnston St

[Quoted text hidden]

2/6/2021

1021 Crozier Ave (2 Homes Down)

Mail - Lane, Chris - Outlook



Sent from my iPhone

2/6/2021

3345 Midway (One Street Over)
Mail - Lane, Chris - Outlook



Sent from my iPhone