



# Staff Report

Infill Housing Design Review Committee

File Number: 5-D-21-IH

**Meeting:** 5/19/2021  
**Applicant:** Knoxville Habitat for Humanity  
**Owner:** Knoxville Habitat for Humanity

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## Property Information

<b>Location:</b>	1116 Delaware Ave.	<b>Parcel ID</b>
<b>Zoning:</b>	RN-2 (Single-Family Residential Neighborhood)	
<b>District:</b>	Lonsdale Infill Housing Overlay District	

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## Description of Work

Level III New Primary Structure

New primary residence fronting Delaware Avenue. One-story, front-gable roof residence measuring 28' wide by 40' long, with a front-gable roof porch centered on the façade (north). The primary massing is proposed to be set 20' from the front property line (12' from the front porch to the front property line). The proposed parking, a 10' wide concrete driveway, is accessed by the alley and located at the rear of the property.

The house features a 6/12 front gable roof clad in architectural shingles, with an exterior of vinyl lap siding and a stuccoed foundation. A front-gable roof porch with a 6/12 pitch roof, measuring 10' wide, is centered on the façade, with a gable clad in vinyl shingle siding. The porch is supported by square wood posts. The centrally located door is flanked by two one-over-one, double-hung windows. The right side elevation is proposed to have one double-hung window, with three located on the left side elevation. On the rear elevation, a secondary entry accesses a 4' by 4' wood deck.

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## 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.
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### 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.

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## Comments

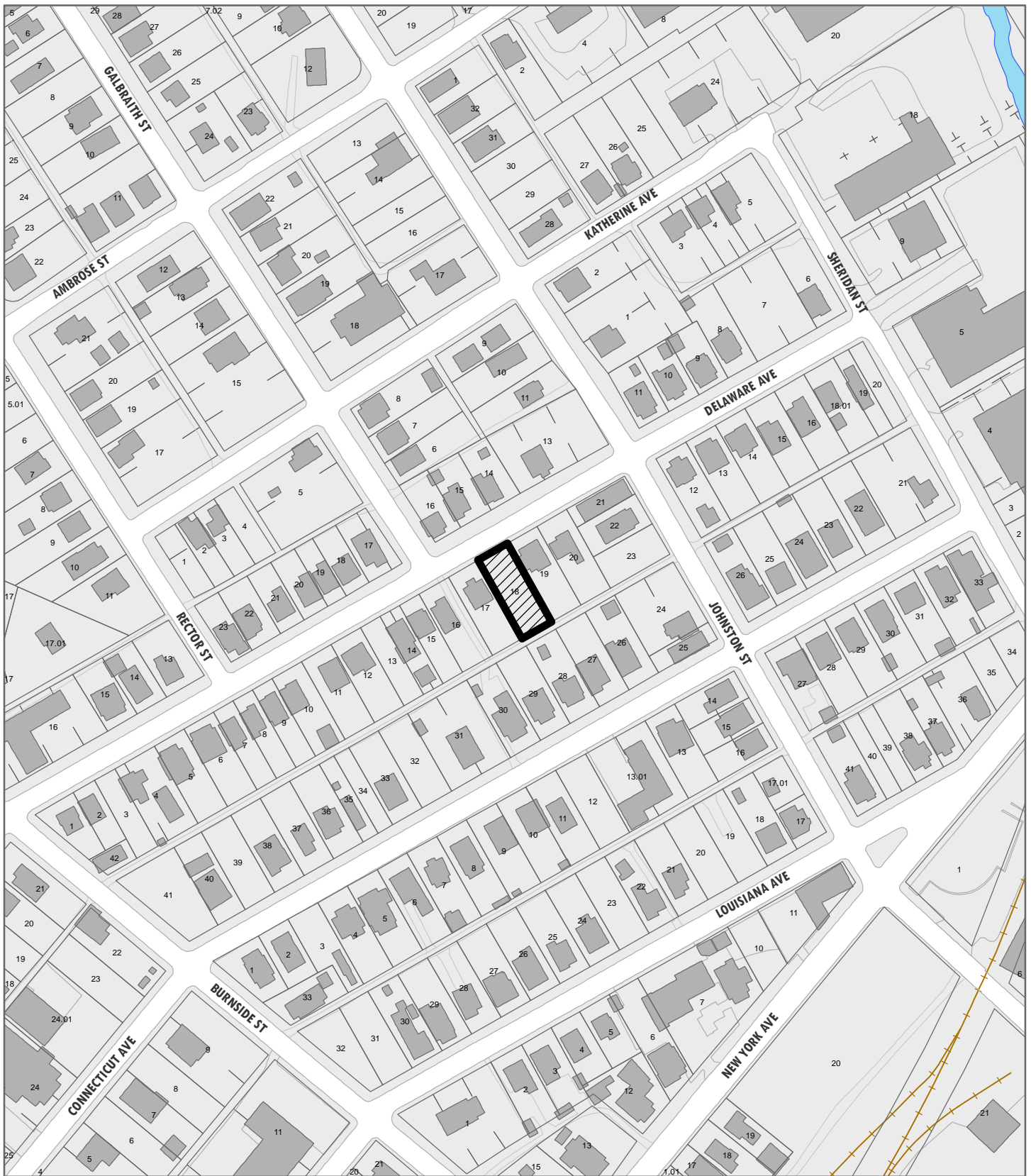
1. The house is proposed to be located 20' from the front property line (12' from the front porch to the front property line). The proposed front setback will maintain consistent front yard space along the block. The site plan includes a concrete walkway extending to the street.

2. The block is characterized by one-story Queen Anne cottages, Craftsman houses, and Minimal Traditionals. The proposed one-story house is proportional to the dimensions of the lot and the other houses on the block. The proposed side yard setbacks are consistent with the dimensions of the lot and other houses on 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. Parking should meet City Engineering requirements.
  4. Overall, the one-story, three-bay façade is similar in scale and width to the context. The foundation height should be verified to be consistent with the adjacent houses.
  5. The 8' deep, 10' wide front porch meets the design guidelines. The porch posts should be confirmed to be sufficiently sized for the neighborhood context (larger than 4" by 4").
  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. Additional windows are necessary on the right elevation to contribute additional transparency to the house. While design guidelines do not specifically reference trim, appropriately-sized window trim would contribute additional detail to an otherwise simple house design.
  7. The proposed roof pitch, 6/12, is generally considered to be the minimum roof pitch to meet Infill Housing design guidelines.
  8. Overall materials are appropriate. The siding material should use lap siding with an overlap instead of Dutch lap or flush panel siding.
  9. The site plan includes one dogwood tree in front yard and one in the rear.
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## **Recommendation**

Staff recommends approval of Certificate 5-D-21-IH, with the following conditions:

- 1) Parking to meet City Engineering requirements;
- 2) Verify foundation height to be consistent with adjacent houses;
- 3) Porch posts to measure 6" by 6" or larger;
- 4) Additional windows to be placed on right elevation, along with appropriately sized trim surrounding all windows, with approval by staff;
- 5) Use lap siding with an overlap instead of Dutch lap or flush panel siding.



**5-D-21-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

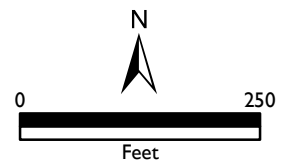
**INFILL  
HOUSING  
REVIEW  
BOARD**



1116 Delaware Ave.  
Lonsdale Infill Housing Overlay District

Applicant: Knoxville Habitat for Humanity

Original Print Date: 5/5/2021  
Revised:  
Knoxville/Knox County Planning - Infill Housing Design Review Committee





# DESIGN REVIEW REQUEST

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

Knoxville Habitat For Humanity

Applicant

05-02-2021

5.19.21

5-D-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

Knoxville Habitat For Humanity

Name		Company	
1501 Washington Avenue		Knoxville	TN 37917
Address		City	State Zip
865 523-3539		shall@khfh.com	
Phone		Email	

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)		Owner Address	Owner Phone
1116 Delaware Avenue		081 I K 018.00	
Property Address		Parcel ID	
Lonsdale Infill Housing Overlay District		RN-2	
Neighborhood		Zoning	

## AUTHORIZATION

	Lindsay Crockett	5.3.21
Staff Signature	Please Print	Date
	Steve T. Hall	5/2/2021
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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 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

<b>FEE 1:</b>		<b>TOTAL:</b> 250.00
250.00		
<b>FEE 2:</b>		
<b>FEE 3:</b>		

**NOTES:**

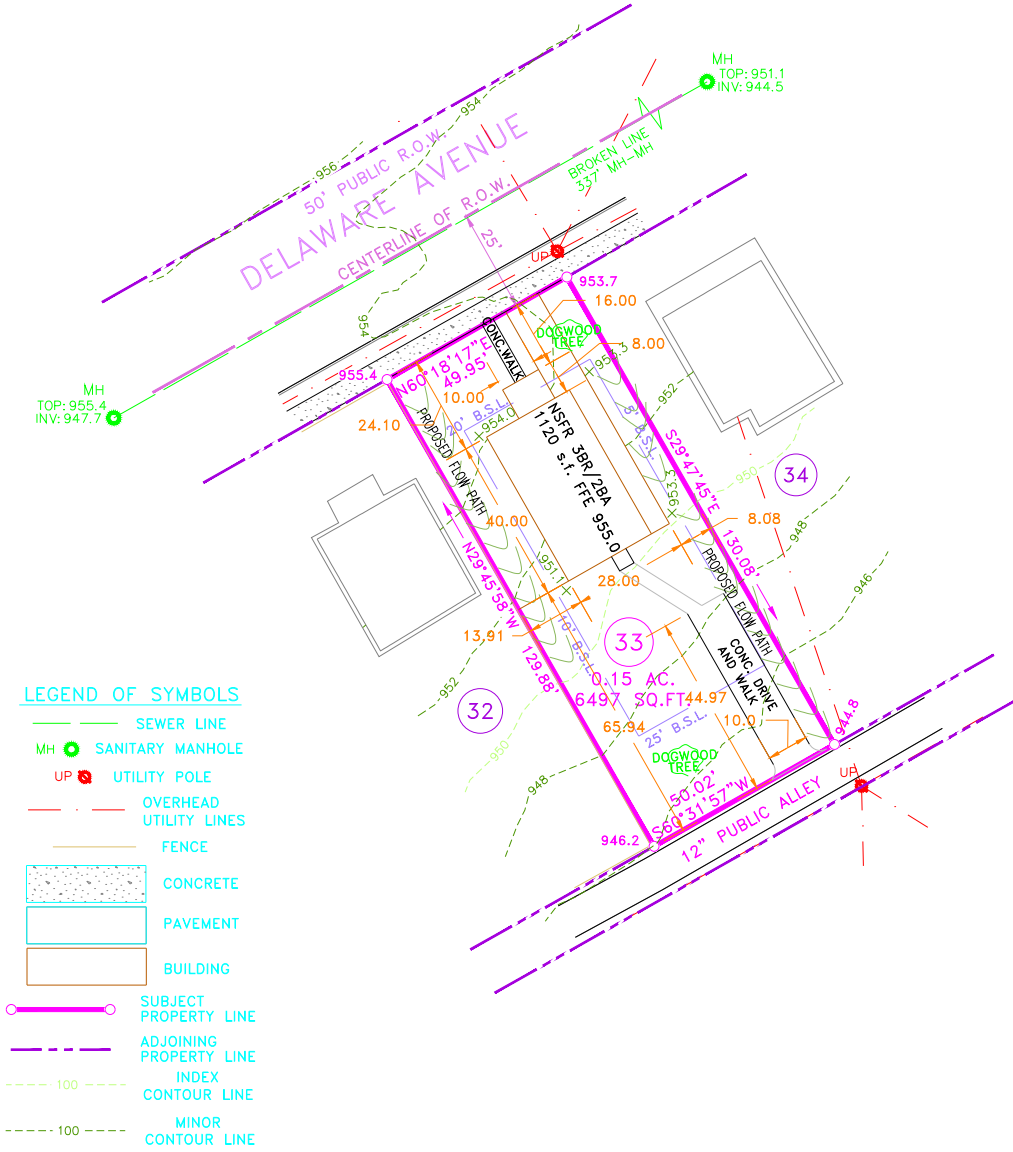
- 1.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
- 2.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SITE PLAN IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS PREPARER. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
- 3.) PROPERTY IS ZONED: "RN-2" WITH "IH" OVERLAY PER CURRENT K.G.I.S. DATA.  
PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
- 4.) GRID NORTH IS BASED ON THE T.D.O.T. C.O.R.S. NETWORK.
- 5.) ELEVATIONS ARE BASED ON THE NAVD88 DATUM (GEOID18).
- 6.) CONTOURS ARE BASED ON STATE LIDAR DATA DATED 2016.

**NOTE:**

- 1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD OBSERVED INFORMATION AND EXISTING DRAWINGS. THE PREPARER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE PREPARER FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.  
THE PREPARER HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



GRAPHIC SCALE - 1"=30'



**LEGEND OF SYMBOLS**

- SEWER LINE
- SANITARY MANHOLE
- UTILITY POLE
- OVERHEAD UTILITY LINES
- FENCE
- CONCRETE
- PAVEMENT
- BUILDING
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- INDEX CONTOUR LINE
- MINOR CONTOUR LINE

# PROPOSED SITE PLAN FOR KNOXVILLE HABITAT FOR HUMANITY

SITE PLAN FOR \_\_\_\_\_  
 DISTRICT 5 COUNTY KNOX CITY KNOXVILLE WARD 19 STATE TN  
 LOT NO. 33 BLOCK 24 IN LONSDALE LAND COMPANY'S ADDITION  
 ADDRESS 1116 DELAWARE AVENUE  
 PLAT REFERENCE 190301010000002  
 DEED REFERENCE 202103180075921  
 TAX MAP 0811 GROUP K PARCEL 018.00  
 CITY BLOCK NO. 19561 SCALE 1"=30'  
 DATE 04/24/2021 REVISION DATE -  
 CENSUS TRACT NO. 28 DRAWN BY MJD/HTD/STH  
 BEARING BASE GRID NORTH

SMLS DWG NO. 210027SP





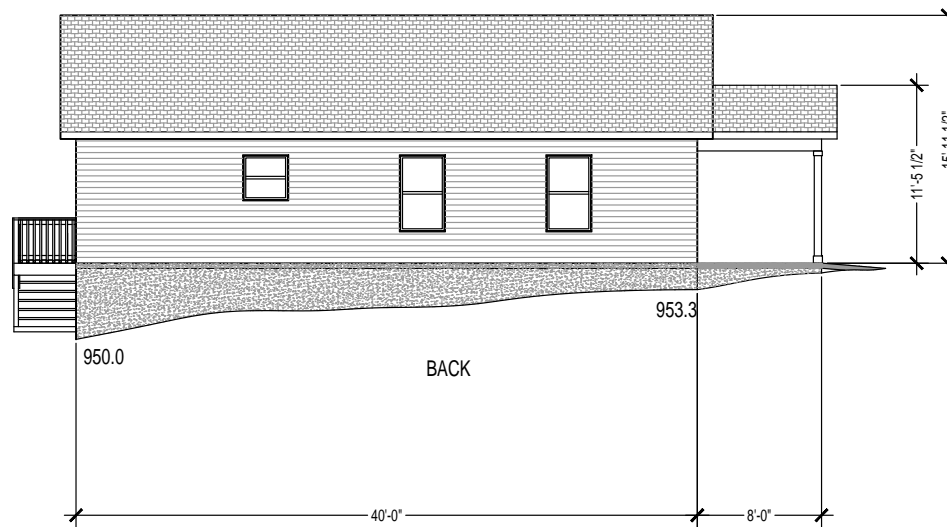
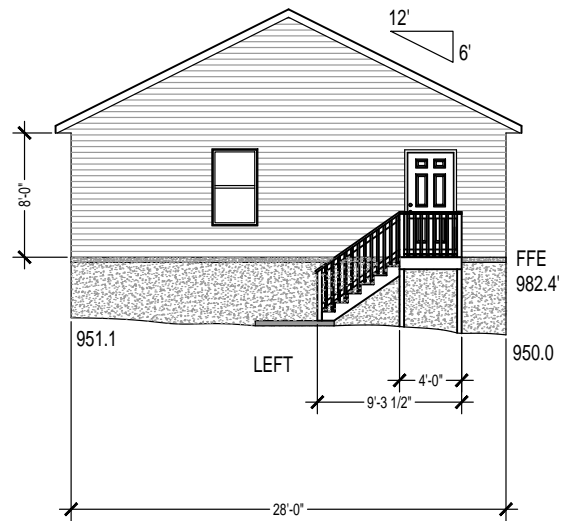
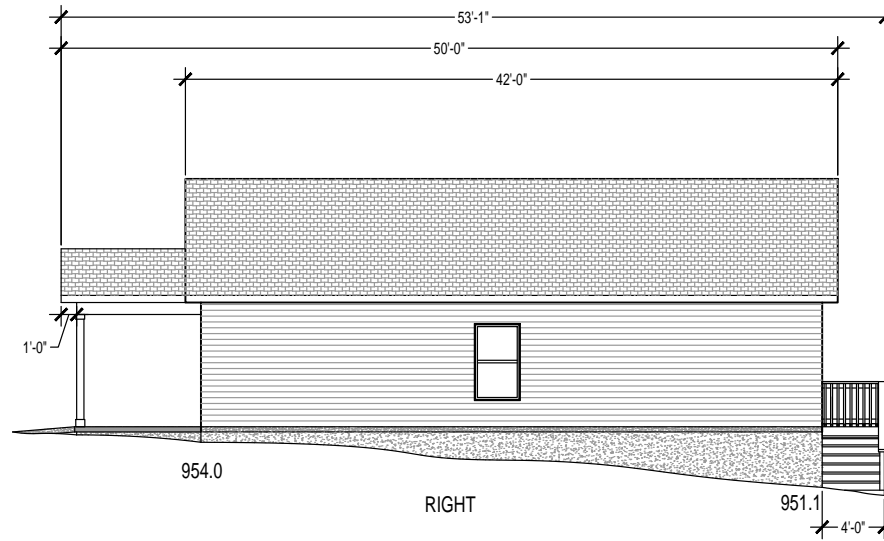
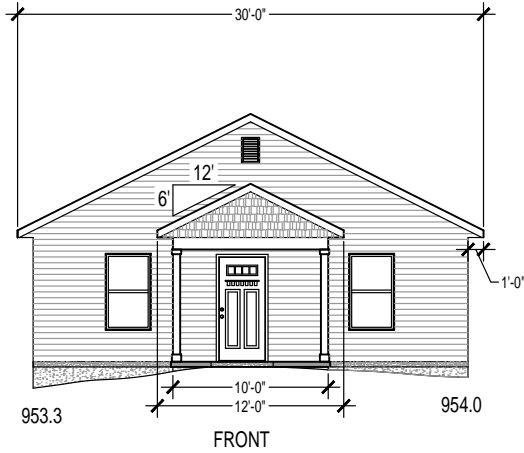
SHANIQUE JONES  
 1116 DELAWARE AVENUE  
 KNOXVILLE, TN 37921

PROJECT # : 604  
 HOUSE LDR : TONY C.  
 DATE : 04-01-2021  
 DRAWN BY : STEVE HALL  
 CHECKED BY : -  
 SCALE : 1/8"=1'-0"  
 REVISION DATES:  
 1. - 3. -  
 2. - 4. -

**ELEVATION PLAN KEYNOTES**

1. Weathered Wood Architectural Shingles
2. 4.5" Straight Board Vinyl Siding
3. 7" Staggered Shake Vinyl Siding
4. Stucco Finish Cinder Block Foundation
5. Window Diminisions - 3050 & 3030
6. -
7. -
8. -

ELEVATION PLAN







**SHANIQUE JONES**  
**1116 DELAWARE AVENUE**  
**KNOXVILLE, TN 37921**

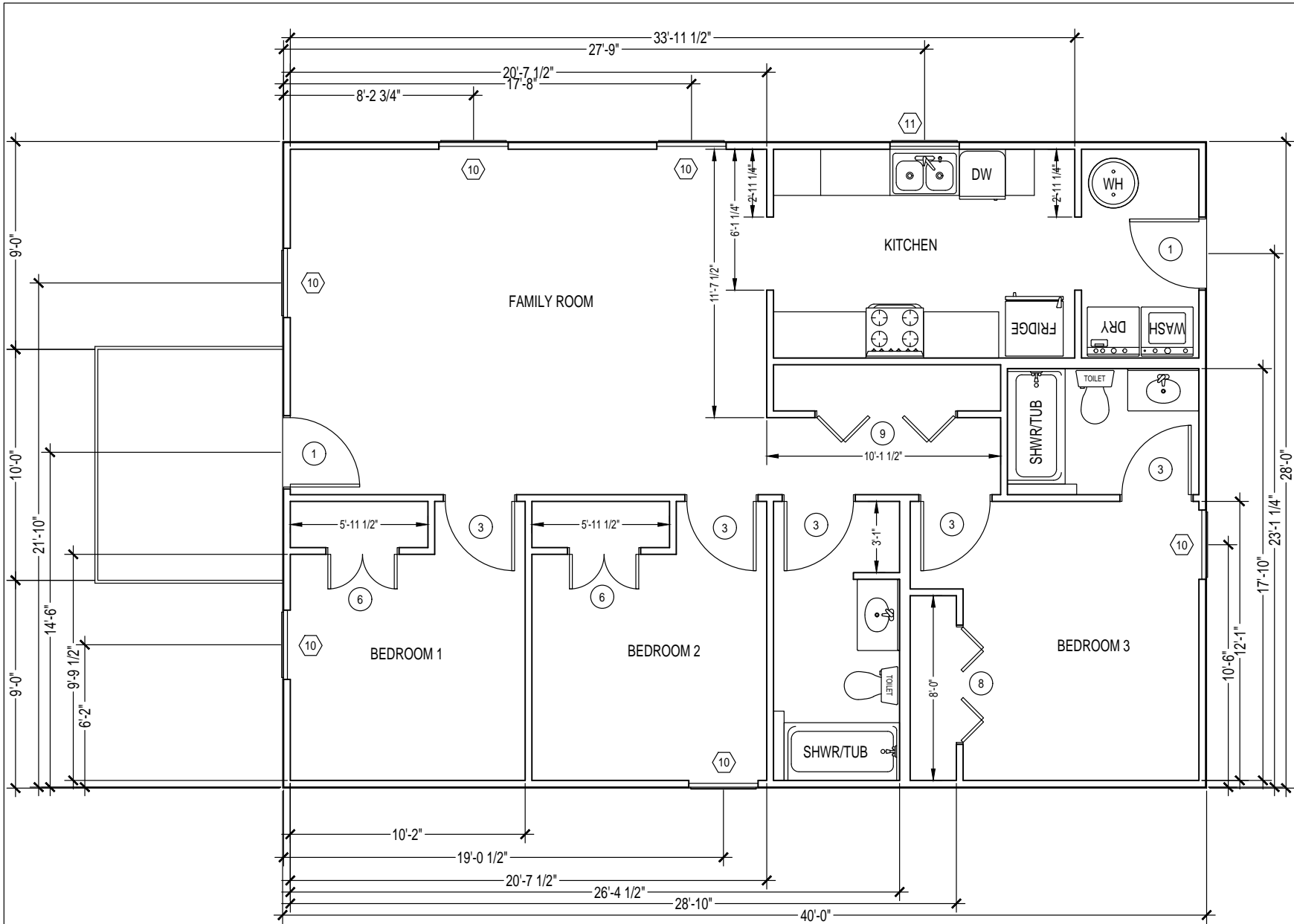
PROJECT #: 604  
 HOUSE LDR : TONY C.  
 DATE : 04-01-2021  
 DRAWN BY : STEVE HALL  
 SQUARE FT: 1120  
 SCALE : 1/4"=1'-0"  
 REVISION DATES:  
 1. - 3. -  
 2. - 4. -

**FLOOR PLAN KEYNOTES**  
 1. DOOR JAMBS ARE TYP. 4 1/2' UNLESS NOTED DIFFERENTLY  
 2. CLOSETS DOORS ARE TYP. CENTERED ON WALL IN ROOM UNLESS NOTED DIFFERENTLY

**SYMBOLS**

- ① 3-0 EXT. DR      ⑩ 3-0X5-0 WDW
- ② 2-0 INT. DR      ⑪ 3-0X3-0 WDW
- ③ 3-0 INT. DR      ⑫ 6-0X5-0 WDW
- ④ 4-0 BIHNG DR      2x6 INT. WALL
- ⑤ 5-0 BIHNG DR
- ⑥ 3-0 BIHNG DR
- ⑦ 4-0 BIFD DR
- ⑧ 5-0 BIFD DR
- ⑨ 6-0 BIFD DR

SHEET NAME  
**FLOOR PLAN**



NOTES:

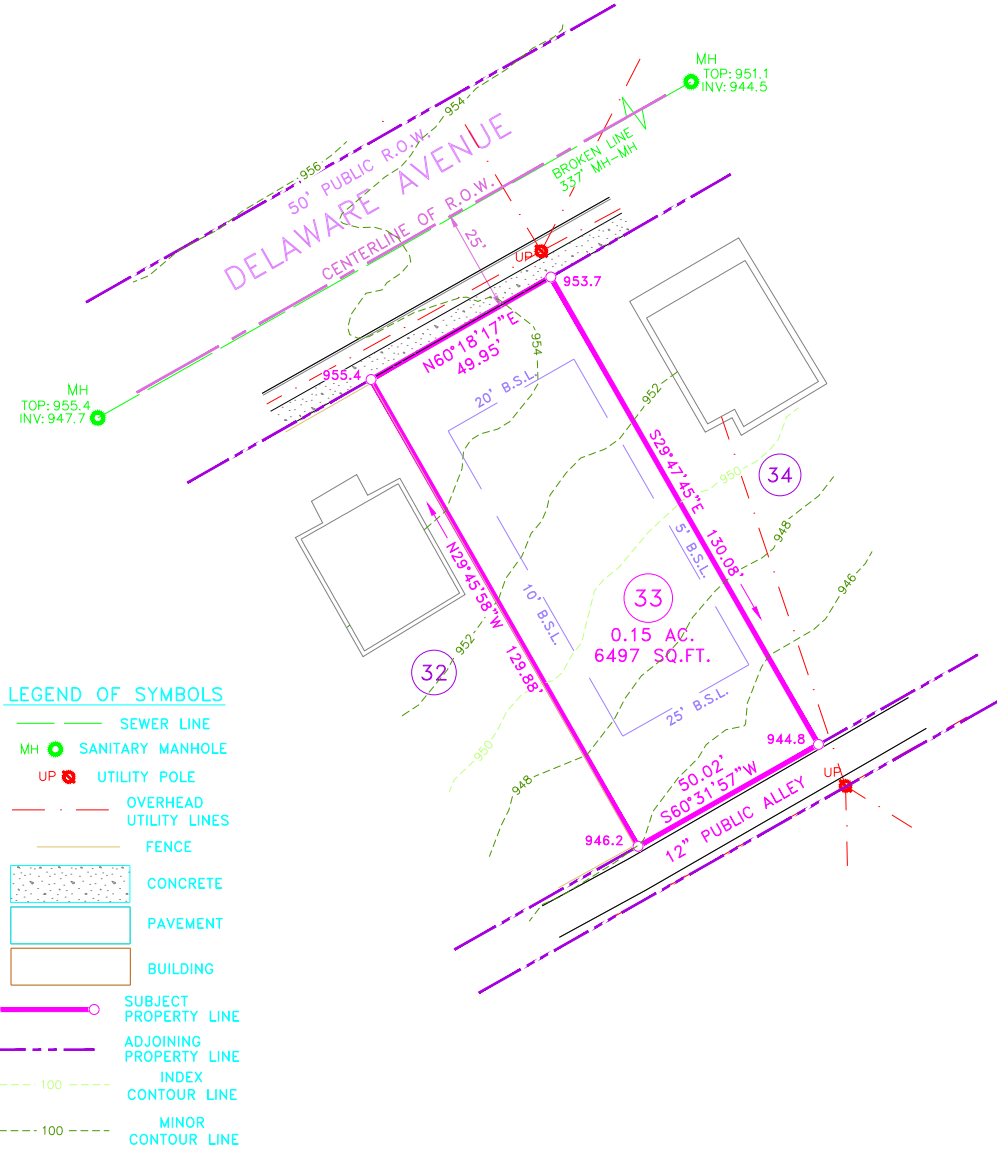
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