

Meeting: 10/20/2021
Applicant: Juan Hernandez H&A Builders, LLC
Owner: Francisco Hernandez

Property Information

Location: 322 E. Woodland Ave. **Parcel ID** 81 L R 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. Woodland Avenue. One-story, front-gable residence measuring 23' wide by 48' long, with a partial-width, front-gable roof porch projecting from the center of the façade. The house is proposed to be set 27.11' from the front property line, with a 6' deep front porch set 21.11' from the front property line. The proposed parking is a 25' wide concrete driveway on the rear of the property, extending off Matthews Place.

The house features a front-gable roof with an 8/12 pitch, clad in asphalt shingles, an exterior of unspecified material lap siding, and a CMU foundation noted as "brick or stucco." The front-gable roof porch features a gable field clad in lap siding and square porch supports. The porch is 6' deep by 12' wide. The façade (northwest) is four bays, with the porch surrounding the two central bays, and features three one-over-one windows with a multi-light door on the third bay. There are four windows on the right side elevation and one on the left. The rear elevation features a secondary entry door.

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 feet or more in depth to front of house.

Comments

1. The house is proposed to be located 27.11' from the front property line, with the front porch located 21.11' from the front property line. The average front setback of the block is 24'. With the front porch, the proposed setback is consistent with the front setback pattern of the adjacent houses and the block. The site plan notes the existing retaining wall and steps, which are a character-defining feature of this block and should be preserved. The site plan includes a walkway from the sidewalk to the front door.
2. The block is characterized by Queen Anne cottages. It is the northwestern edge of the Old North Knoxville National Register Historic District and adjacent to, but not within, the ONK local historic (H) overlay. The proposed house is proportionate to the dimensions of the lot but will be slightly narrower than the historic houses on the block. Side setbacks are consistent.
3. The proposed parking meets Infill Housing design guidelines and will not be visible from the street. Final site plan should meet City Engineering standards.
4. The house is slightly more narrow than the historic houses on the block; however, a four-bay façade contributes to the façade design. The neighborhood's historic houses incorporate extensions or bays, which are not part of the simple rectangular design. The foundation height should be confirmed to be compatible with original houses on the block.
5. At 6' deep and 12' wide, the porch is somewhat smaller than historic porches on the block. The porch should be a minimum 8' deep. The porch is also disproportionately small in height to the façade. Shifting the porch to one side (and modifying façade windows as necessary) or widening the porch could assist in correcting the proportions. The porch supports should be 8" by 8" at minimum.
6. Guidelines recommend that window and door styles be similar to historic houses on the block. The applicant should select a more compatible door design. Additional windows are needed on the left side elevation to avoid large swaths of siding with no transparency (could re-arrange both side windows to even proportions). Appropriately-sized window trim would contribute to the simple house.
7. While the historic houses on the block are somewhat modified, the existing Queen Anne cottages retain the "more complex roofs" noted in the guidelines. While 8/12 is a sufficiently steep pitch for the context, additional roofline complexity is needed to be compatible with the block, especially considering its place in the ONK Historic District. This could be accomplished by modifying the porch roofline, at minimum.
8. The overall materials are appropriate within the guidelines. The siding should use lap siding with an overlap instead of Dutch lap or flush panel siding.
9. The final site plan should show a native or naturalized shade tree in both front and rear yards.
10. There are discrepancies between the property tax assessor's map and the City Ward Map (legal lot of record). The property will have to be re-platted to create a new lot of record.

Recommendation

Staff recommends approval of Certificate 10-B-21-IH, subject to the following conditions:

- 1) Final site plan and parking to meet City Engineering standards;
- 2) Confirm foundation height reflects heights of historic houses on the block;
- 3) Modifications to the porch, including increasing to 8' deep and using 8" by 8" supports;
- 4) Additional window to be added to left elevation, along with appropriately-sized window trim on all windows;
- 5) Modify porch or house roofline to better reflect complexity of historic house forms on block;
- 6) Final site plan should incorporate a native or naturalized shade tree in both front and rear yards.



**INFILL
HOUSING
REVIEW
BOARD**

10-B-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



322 E. Woodland Ave.


Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 10/8/2021


Revised:

Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Juan Hernandez H&A Builders, LLC



N



0 250

Feet



DESIGN REVIEW REQUEST

- ☒ ~~DOWNTOWN~~ DOWNTOWN DESIGN (DK) *Review Board*
☐ HISTORIC ZONING (H)
☐ INFILL HOUSING (IH)

Juan Hernandez
Applicant

9/21/21
Date Filed

October 20, 2021
Meeting Date (if applicable)

10-B-21-IH
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

Juan Hernandez
Name

H:A Builders, LLC
Company

102 Wellington Cir
Address

Oak Ridge
City

TN
State

37830
Zip

(865) 200-7707
Phone

habuilders3@gmail.com
Email

CURRENT PROPERTY INFO

Francisco Hernandez
Owner Name (if different from applicant)

6129 Babelay rd.
Owner Address

(865) 235-8040
Owner Phone

322 E. Woodland Ave
Property Address

081LR004
Parcel ID

Old North Knoxville
Neighborhood

AUTHORIZATION

[Signature]
Staff Signature

Michelle Portier
Please Print

9/21/21
Date

[Signature]
Applicant Signature

Juan Hernandez
Please Print

9/21/21
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: Original building has already been demolished.
This is a proposal for a new house & site plan.

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:

\$250.00

FEE 2:

FEE 3:

TOTAL:

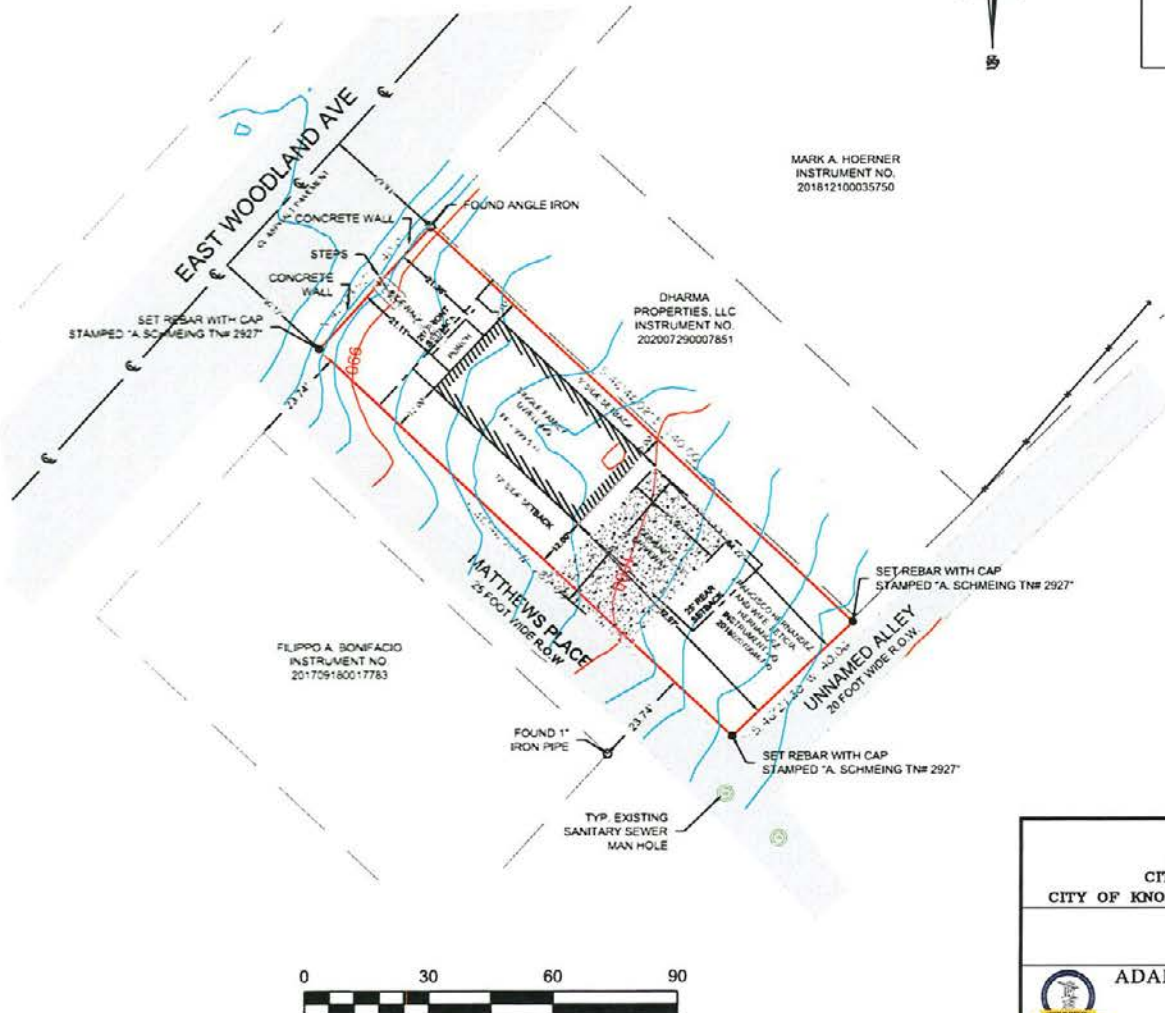
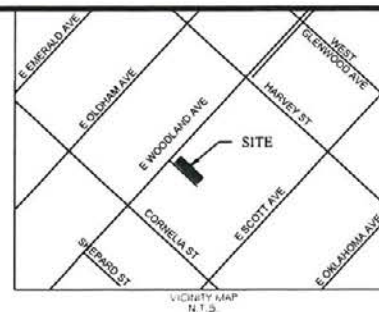
\$250.00

[illegible][illegible]

SET BACKS
FRONT = 20 FT
SIDE = 5 FT
REAR = 10 FT

ELEVATIONS SHOWN ARE FOR GUIDANCE
ONLY. OWNER, CONTRACTOR MAY USE MOST
APPROPRIATE ELEVATIONS ACCORDING TO SITE
CONDITIONS AND TOPOGRAPHY OF THE AREA.
CONTOURS SHOWN ARE ON A 2 FOOT INTERVAL.

GRID NORTH
BEARINGS BASED ON CITY OF KNOXVILLE
CONTROL MONUMENTS 1638 AND 1641
KNOWN BEARING OF S 42°12'18" W



HOUSE SITE PLAN
JUAN HERNANDEZ
322 E WOODLAND AVE
CITY BLOCK 11062, WARD 11
CITY OF KNOXVILLE, KNOX COUNTY, TENNESSEE

JUAN HERNANDEZ
6129 BABELAY RD
KNOXVILLE, TN 37924



ADAM SCHMEING LAND SURVEYING

SURVEYING THE PAST FOR A BETTER FUTURE
6619 CROSSGATE DRIVE
KNOXVILLE, TN 37912
615-381-2681

SCALE: 1" = 30' DATE: 08/03/2021 21130

322 E Woodland ave

TOTAL AREA: 1190.20 sq ft · LIVING AREA: 1190.20 sq ft · FLOORS: 1 · ROOMS: 6



▼ Ground Floor

TOTAL AREA: 1190.20 sq ft · LIVING AREA: 1190.20 sq ft · ROOMS: 6



GENERAL NOTES

1. LIVING ROOM: 165.61 sq ft
2. DINING ROOM: 111.03 sq ft
3. KITCHEN: 171.11 sq ft
4. BATHROOM: 55.96 sq ft
5. LAUNDRY ROOM: 20.09 sq ft
6. PORCH: 72.00 sq ft

GENERAL NOTES

DESIGN NOTES

1. Floor: 40 lbs. Live load, 15 lbs. Dead load
2. Roof: 30 lbs. Live load, 20 lbs. Dead load
3. Soil bearing capacity-2000 PSF
4. Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS

1. All slabs on grade shall be 4 inch 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
2. All slabs on grade shall bear on four inch compacted granular fill with 6 by 6 10-10 welded wire mesh.
3. Interior slabs shall have 6 mil, polyethylene vapor barrier underneath.
4. Provide proper expansion joints and control joints as per local requirements.
5. Provide additional bearing points as required by floor "I" joist manufacturer, and loading transfers.
6. Foundation details may vary with local codes and conditions, verify with contractor or engineer.
7. Provide foundation access and vents as required by local codes and conditions.
8. Foundation wall and footing sizes reinforcing must conform with your local building requirements.
9. Foundation walls are not to be backfilled until house is completely framed and roof is in place.
10. Verify depth of footings with your local codes.
11. Provide termite protection as required by HUD minimum property standards.

BASEMENT

1. Basement stairs are calculated as 10 inch treads with 1 inch nosing (11 inch total) and 7.75 inch risers.
2. Water heater and air conditioner may be located in basement when using basement option.
3. Provide sump pumps as required.
4. Some soil conditions may require a 12 inch concrete retaining wall, verify with contractor or engineer.
5. Provide exterior windows and door as grade allows.
6. Provide venting as local codes and conditions dictate.

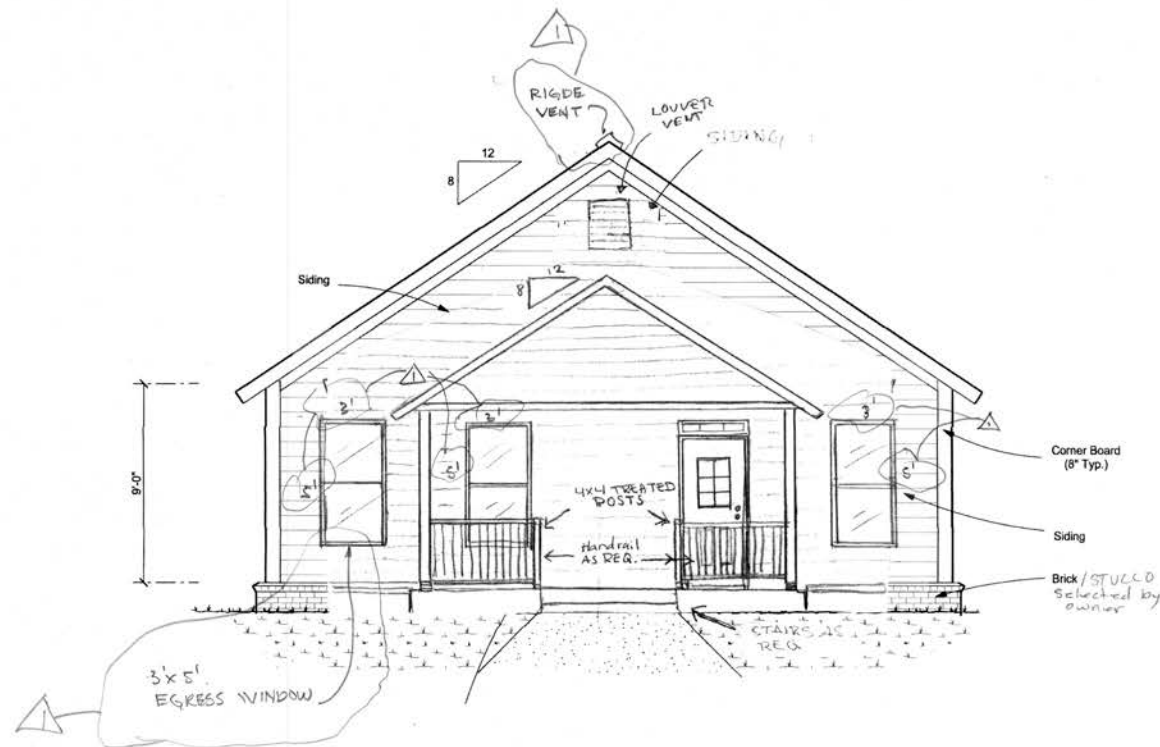
FRAMING

1. Contractor to confirm the size, spacing and species of all framing and structural members to meet your local code requirements.
2. Any structural or framing members not indicated on the plan are to be sized by the contractor.
3. Double floor joists under all partition walls, unless otherwise noted.
4. All angled walls are 45 degree angles unless noted otherwise.
5. Provide collar ties, cross-bridging and bracing as required.
6. Provide additional bearing points as required by loading transfers.
7. Framing lay-out and size may vary with local codes and conditions.
8. Roof framing plan is for general layout only, do no use for rafter count.

MISC. NOTES

1. Prefabricated fireplaces and flues are to be U.L. approved and installed per manu. specifications.
2. All materials, supplies and equipment to be installed per manu. specifications and local codes.
3. Provide type "x" firecode sheetrock on garage walls and ceilings.
4. Confirm window openings for your local egress requirements and minimum light and venting.
5. The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
6. Minor alterations to this plan can be made by the builder. Please contact our drafting department for information price quotes if major changes are required.

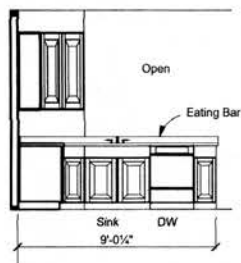
This plan was designed and drafted by W.L. Martin Home Designs to meet average conditions and codes in the state of Oklahoma at the time it was designed. Because codes and regulations can change and may vary from jurisdiction to jurisdiction, W.L. Martin Home Designs cannot warrant compliance with any special code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements, but also, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state, and federal). The purchaser and/or builder of this plan releases W.L. Martin Home Designs, its owner and employees from any claims or lawsuits that may arise during the construction of this structure or any time thereafter.



FRONT ELEVATION

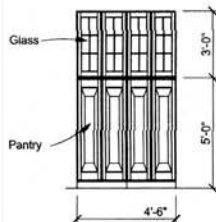
REVISION 1 9-20-21

ELEVATION C 1/4" = 1'-0"

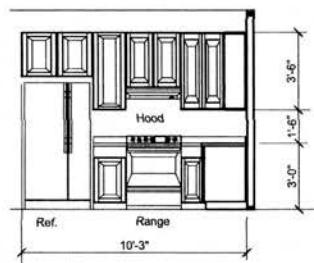


ELEVATION A 1/4" = 1'-0"

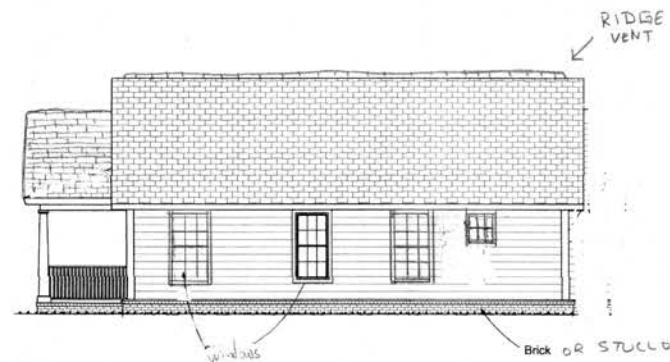
Selections to be made for Cabinet Style, Color, and Hardware



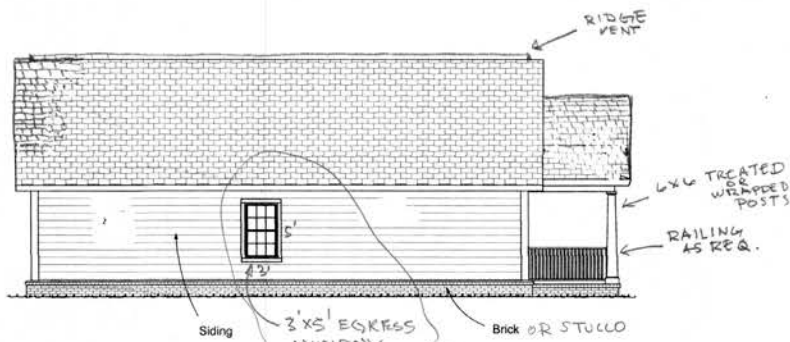
ELEVATION D 1/4" = 1'-0"



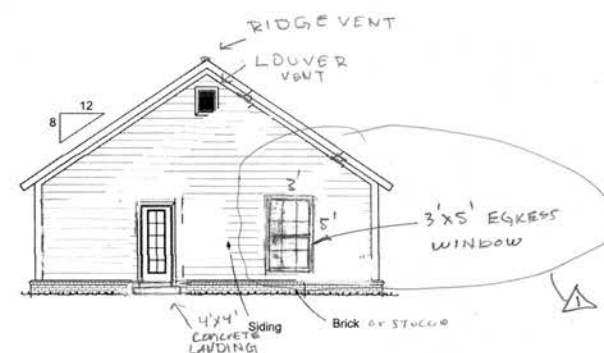
ELEVATION B



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

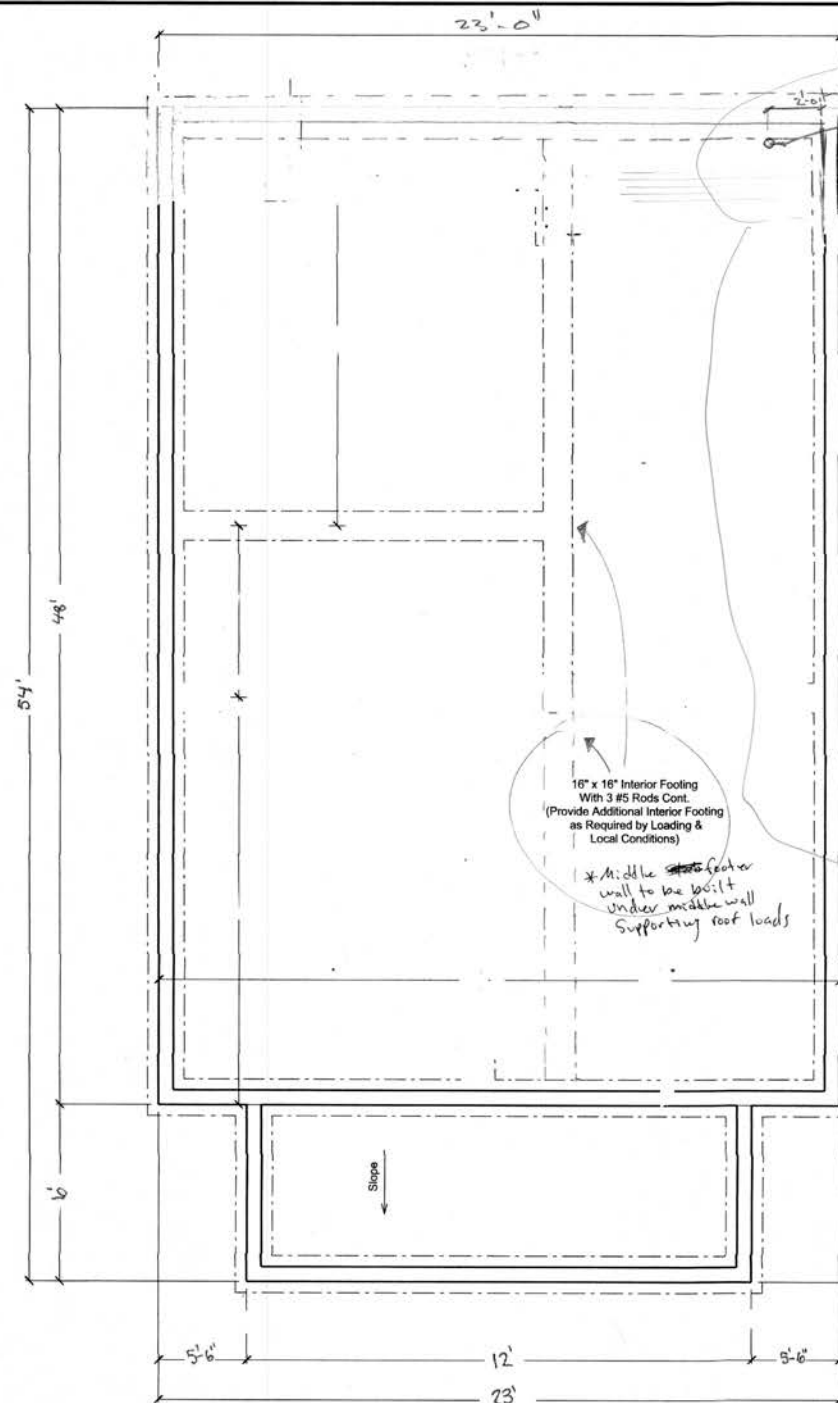


REAR ELEVATION

NOTE:

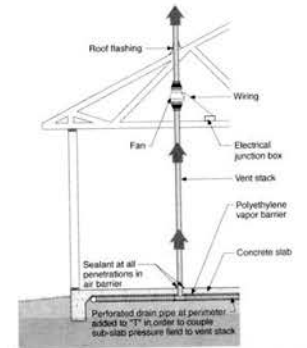
1. MAXIMUM WINDOW U-FACTOR IS 0.32
2. SHGC IS 0.40
3. AIR BARRIER TESTING - THE DWELLING UNIT SHALL BE TESTED AND VERIFY AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING (3) THREE AIR CHANGE PER HOUR
4. H.V.A.C. SYSTEM - DUCT TESTING - TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 Pa) ACROSS THE ENTIRE SYSTEM AND AIR HANDLER ENCLOSURE

REVISION 1 9-20-21



RADON PIPE IN
CONC. FLOOR
LOCATION

Radon Fan



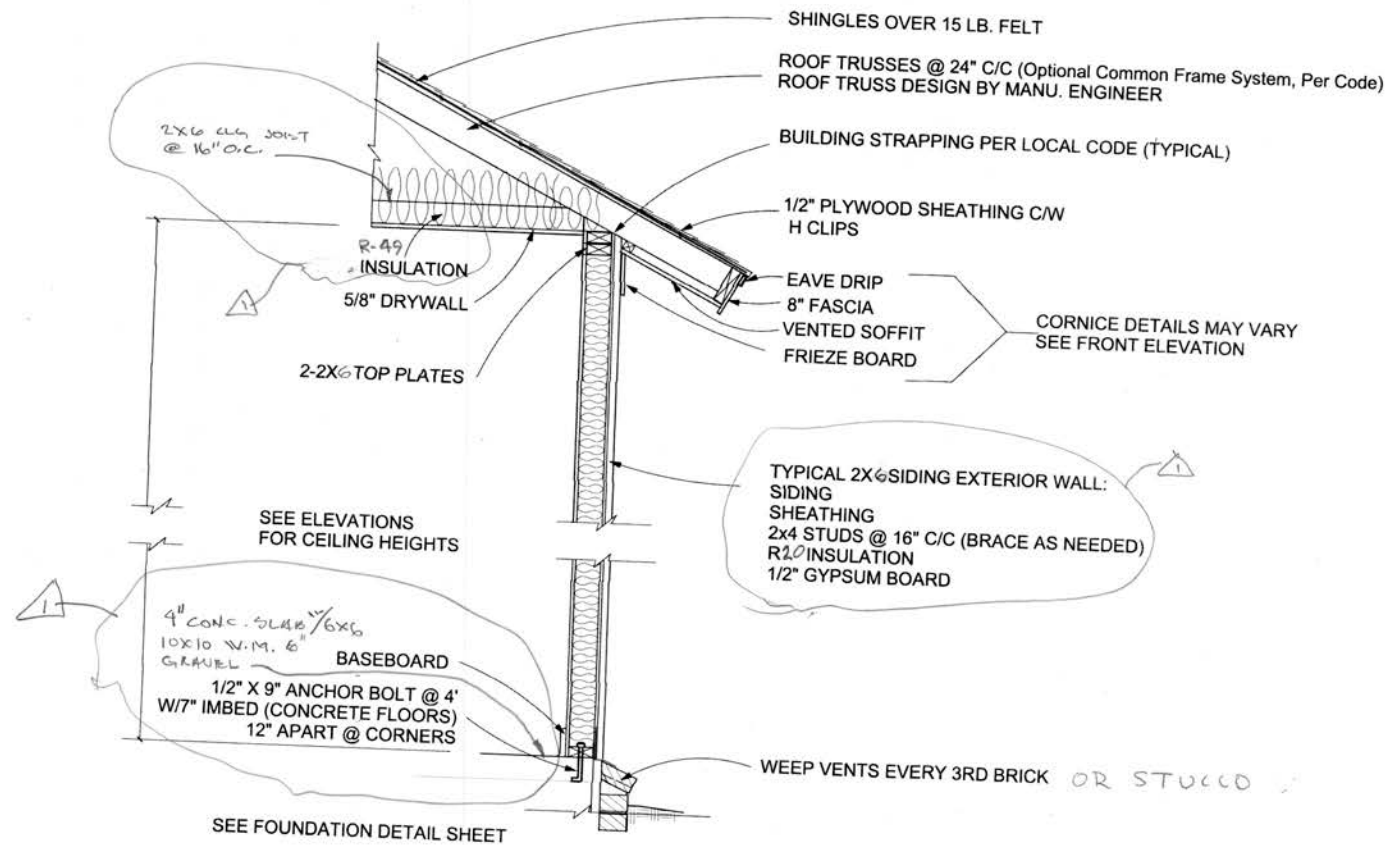
FAN-RADON SYSTEM
OR
GRAVITY-RADON SYSTEM
(WITH OUT FAN)

H.T.S.

Slab Foundation Plan

REVISION 1 9-20-21

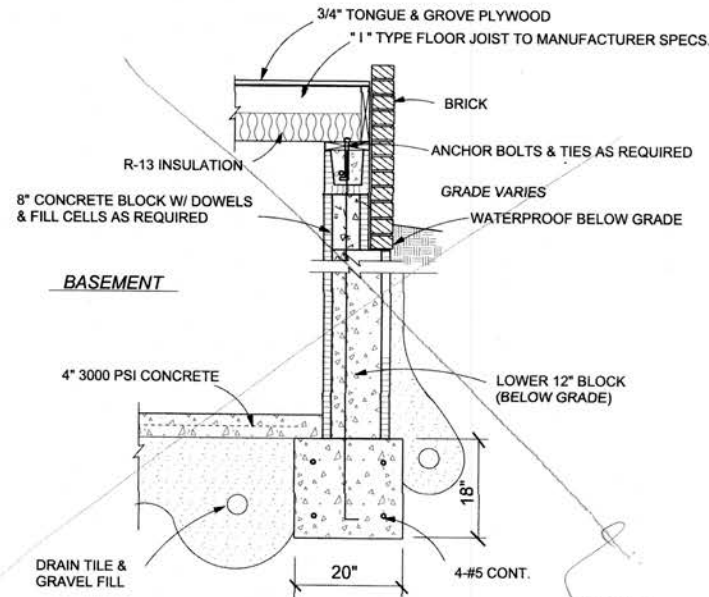
NOTE: ALL STRUCTURAL MEMBERS MUST
COMPLY W/ LOCAL BUILDING CODES.



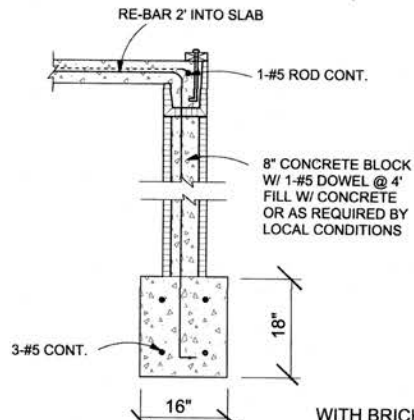
TYPICAL BUILDING SECTION SIDING

REVISION  9-20-21

NOTE: SEE ADDITIONAL NOTES ON FRONT ELEVATION SHEET.

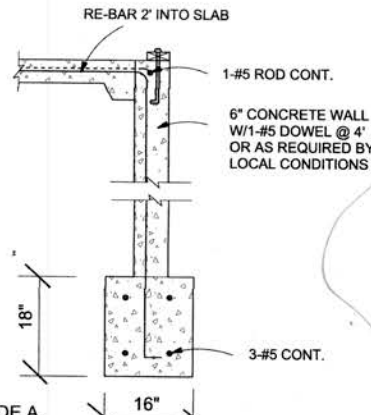


OPTIONAL BASEMENT SECTION

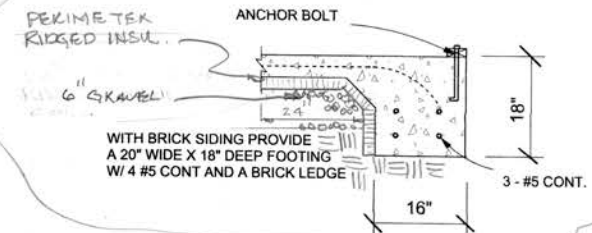


DETAIL - B

WITH BRICK SIDING PROVIDE A 22" WIDE X 18" DEEP FOOTING



DETAIL - C



DETAIL - D

1 STORY FOUNDATION DETAILS (OPTIONS)

- NOTES:
- * WALLS ABOVE 4'-0" FROM FINISH GRADE MAY REQUIRE ADDITIONAL STRUCTURAL SIZING, SEE ENGINEER (FOOTING SIZE & RETAINING WALL REQ.)
 - * FOOTING DETAILS MAY VARY IN REQUIREMENTS, IN YOUR AREA, VERIFY WITH CONTRACTOR OR ENGINEER.
 - * CONCRETE FLOOR TO BE 8" MINIMUM ABOVE FINISH GRADE.
 - * PROVIDE COMPACTED SAND FILL AS REQUIRED UNDER FOOTINGS.

REVISION 1 9-20-21

W. L. MARTIN HOME DESIGNS DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THIS SET OF PLANS. BEFORE CONSTRUCTION THE CONTRACTOR, ENGINEER, OR ARCHITECT MUST CHECK DIMENSIONS AND LOADING, AND VERIFY THAT THESE PLANS COMPLY WITH ALL BUILDING CODES IN EFFECT AT CONSTRUCTION LOCATION.