



Staff Report

Infill Housing Design Review Committee

File Number: 10-D-21-IH

Meeting: 10/20/2021
Applicant: Charles Sherrod City of Knoxville Housing and Neighb Development
Owner: Raymond Simmons Theresa Smith

Property Information

Location: 1533 Minnesota Ave. **Parcel ID** 81 P E 022
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level II New Primary Structure

New primary residence fronting Minnesota Avenue. One-story, front-gable roof residence measuring 23'-4" wide by 40-8" long, with a partial-width, hipped-roof front porch, projecting from the left half of the façade. The façade features a projecting front-gable massing on the right half. The house is proposed to be set 20' from the front property line. The proposed parking is a 10' wide concrete driveway on the left side of the property, extending towards the rear of the property. There is no operable alley.

The house features an 8/12 pitch roof clad in asphalt shingles, with an exterior of vinyl siding and a stuccoed, 2' tall foundation. The 7'-4" deep porch extends from the left half of the façade, supported by 6" square vinyl columns. The façade features two one-over one, vinyl windows and a centrally located half-light door. There are two windows on both left and right side elevations. A secondary entry is located on the rear elevation, accessing a pressure-treated wood landing, with an accessible ramp extending around the left 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.
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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.

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.

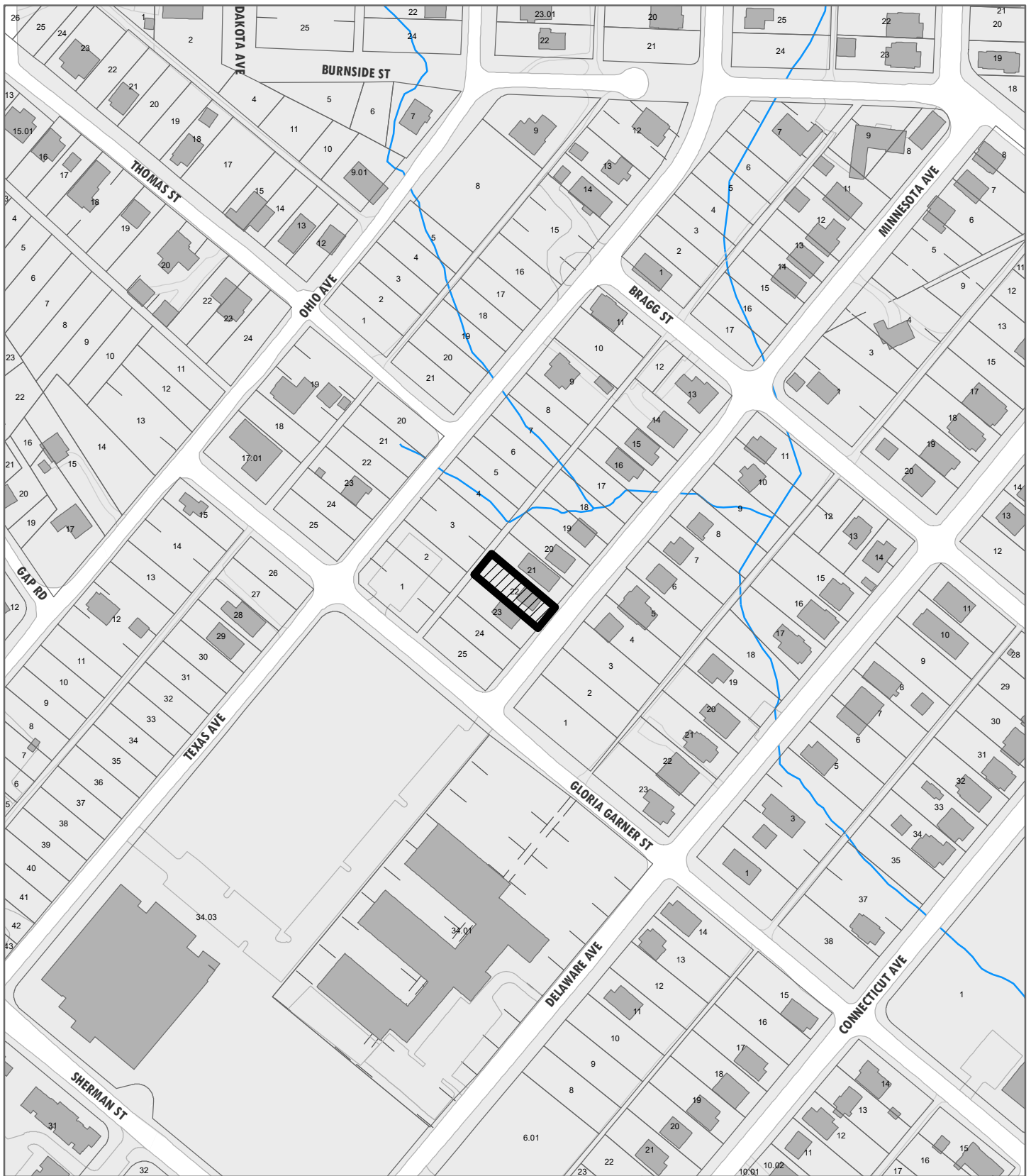
Comments

1. The house is proposed to be located 20' from the front property line. The proposed front setback is in line with the existing house on the property (to be demolished) and the nearby new construction at 1541 and 1543 Minnesota Ave. The site plan includes a concrete walkway extending from the front door to the street.
2. The block is characterized by modified Queen Anne cottages, Minimal Traditionals, and a significant amount of contemporary infill construction. The proposed one-story, three-bay residence is proportionate to the dimensions of the lot and the other houses on the block. The side yard setbacks are consistent with the context. Both sides of this block will soon be characterized by new infill construction; the proposed design varies from, but is compatible with, the previously-reviewed designs.
3. The proposed parking meets Infill Housing design guidelines for a street without an operable alley (limited to one lane and extending at least 20' behind the house's front façade) and City Engineering standards. Any modifications to the site plan during permitting should meet City Engineering standards.
4. Overall, the one-story, three-bay façade is similar in scale and width to the context. The proposed 2' tall foundation will be compatible with historic foundation heights.
5. The proposed 7'-4" deep, half-width front porch is proportionate to the house. The hipped-roofline extending from the façade contributes additional complexity. The proposed 6" square columns and picket railing are compatible with the historic context.
6. The proposed window and door style and placement are compatible with the historic context. There is sufficient transparency on the side elevations.
7. The proposed 8/12 pitch meets the design guidelines; the house's design will benefit from the additional complexity provided by the 8/12 pitch front-gable massing and the hipped porch roof.
8. Overall materials are appropriate within the design guidelines. The vinyl siding should be lap siding with an overlap instead of Dutch lap or flush panel siding.
9. The site plan includes a new front yard tree.

Recommendation

Staff recommends approval of Certificate 10-D-21-IH, with the following conditions:

- 1) Final site plan to meet City Engineering standards;
- 2) Use lap siding with an overlap instead of Dutch lap or flush panel siding.

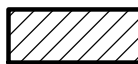


I0-D-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

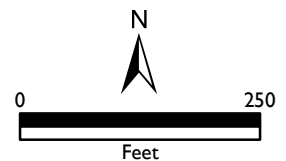
Applicant: Charles Sherrod City of Knoxville
Housing and Neighb Development

**INFILL
HOUSING
REVIEW
BOARD**



1533 Minnesota Ave.
Lonsdale Infill Housing Overlay District

Original Print Date: 10/8/2021
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

Charles Sherrod

Applicant

09/30/2021

10/20/2021

10-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

Charles Sherrod/Jon Colbaugh

City of Knoxville Housing and Neighborhood Development

Name

Company

400 Main Street

Knoxville

TN

37901

Address

City

State

Zip

865-215-2610

csherrod@knoxvilletn.gov

Phone

Email

CURRENT PROPERTY INFO

Raymond Simmons Jr/ Theresa Smith

1533 Minnesota Avenue

865-973-1492

Owner Name (if different from applicant)

Owner Address

Owner Phone

1533 Minnesota Avenue

081PE022

Property Address

Parcel ID

Lonesdale

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

9.30.21

Please Print

Date

Charles Sherrod
Applicant Signature

Charles Sherrod

09/30/2021

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: New 2 bedroom, 1 bath home. Approximately 850 sq ft. _____

STAFF USE ONLY

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

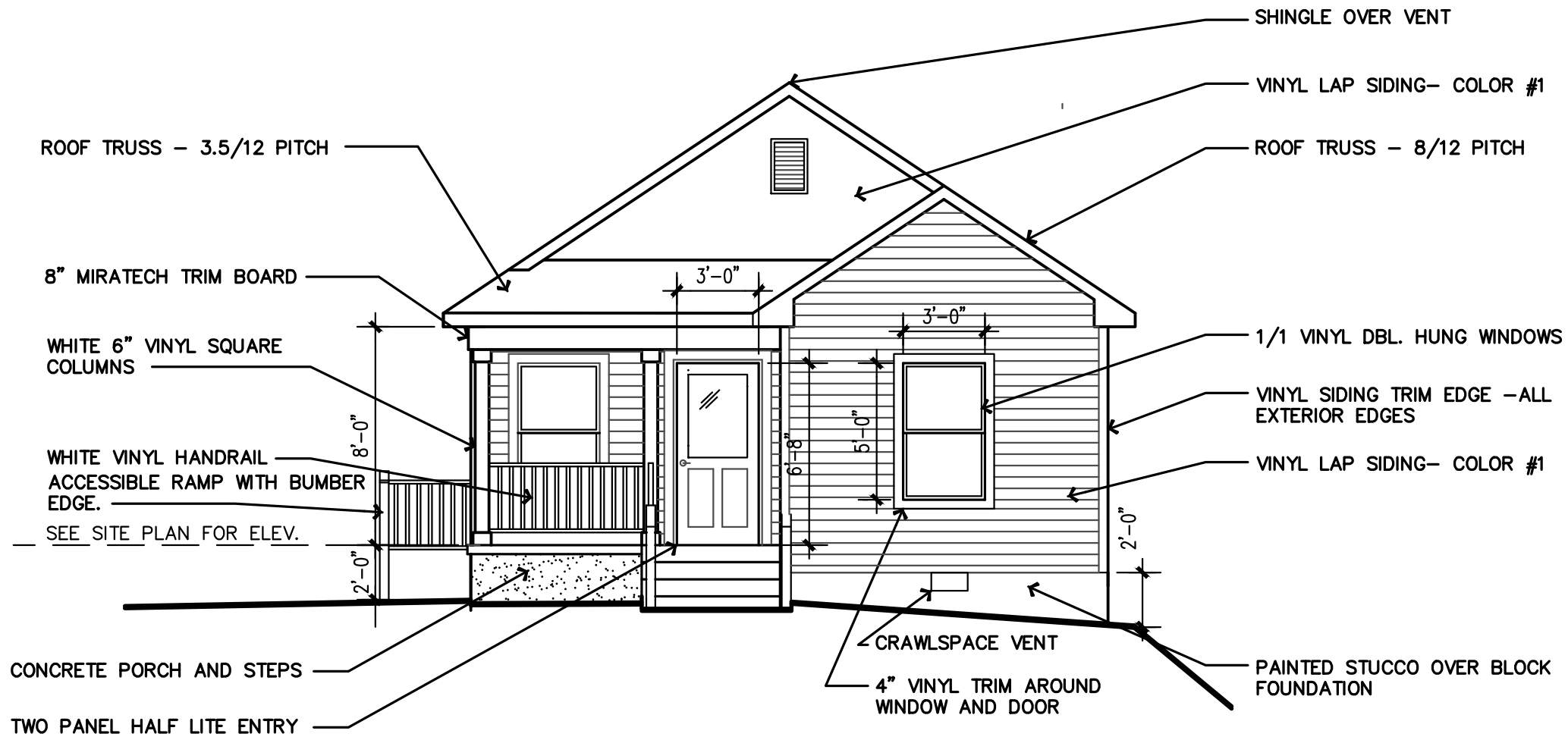
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:

TOTAL:

FEE 2:

FEE 3:



1 FRONT ELEVATION
 SCALE: 3/8" = 1'-0"

OWNER OCCUPIED REHABILITATION
 1533 MINNESOTA AVE.
 KNOXVILLE, TN 37921
 REHAB SPECIALIST: DOUG SHERROD

CITY OF KNOXVILLE
 COMMUNITY DEVELOPMENT
 400 MAIN STREET
 KNOXVILLE, TN 37902
 865-215-2120

ROOF TRUSS - 8/12 PITCH

VINYL LAP SIDING- COLOR #1

ACCESSIBLE RAMP WITH BUMBER
EDGE.

PAINTED STUCCO OVER BLOCK
FOUNDATION

ROOF TRUSS -
3.5/12 PITCH

WHITE 6" VINYL
SQUARE
COLUMNS

WHITE VINYL
HANDRAIL

CONCRETE PORCH
AND STEPS

3'-0"

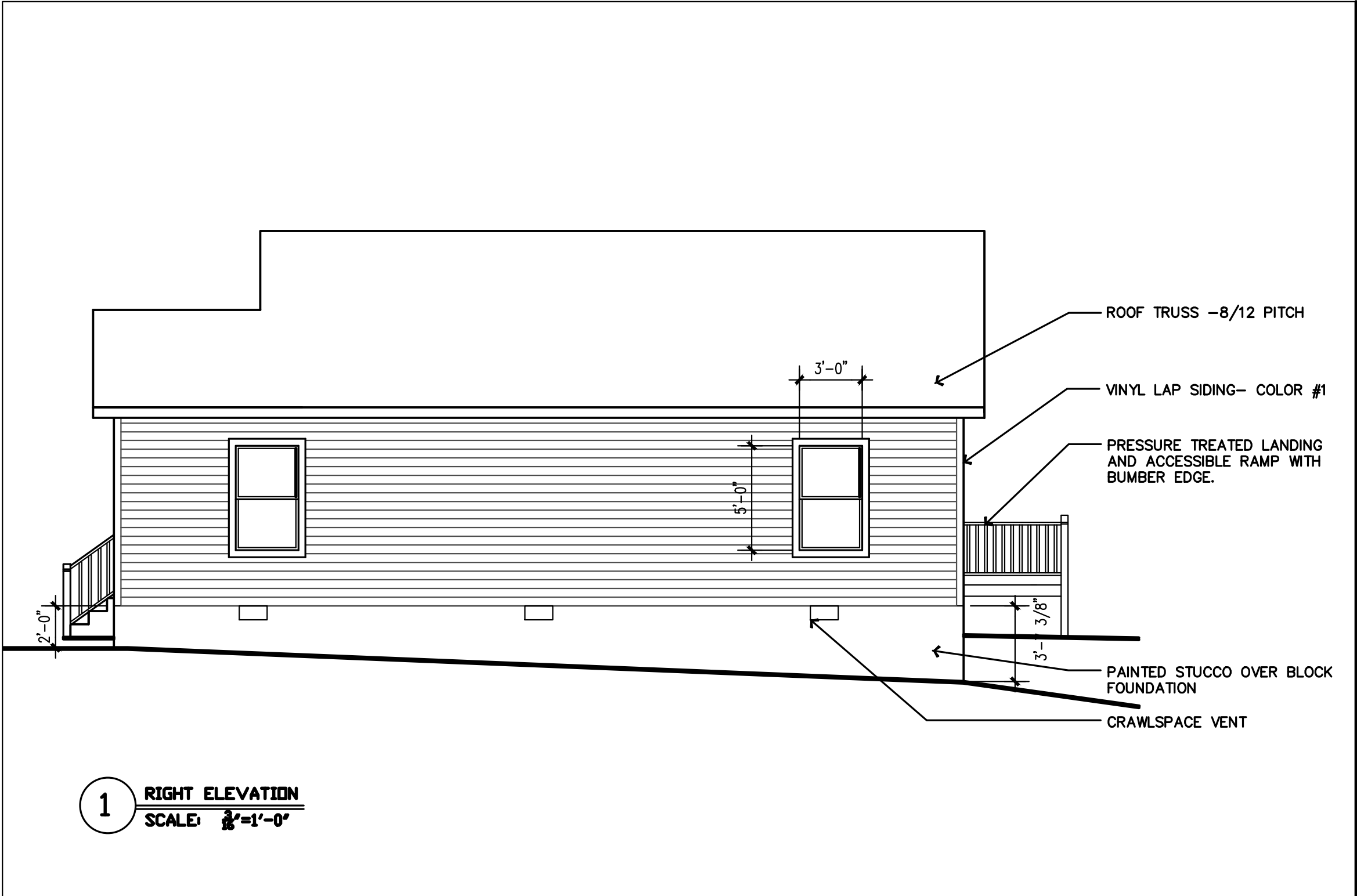
5'-0"

2'-5"

1 LEFT ELEVATION
SCALE: 3/8"=1'-0"

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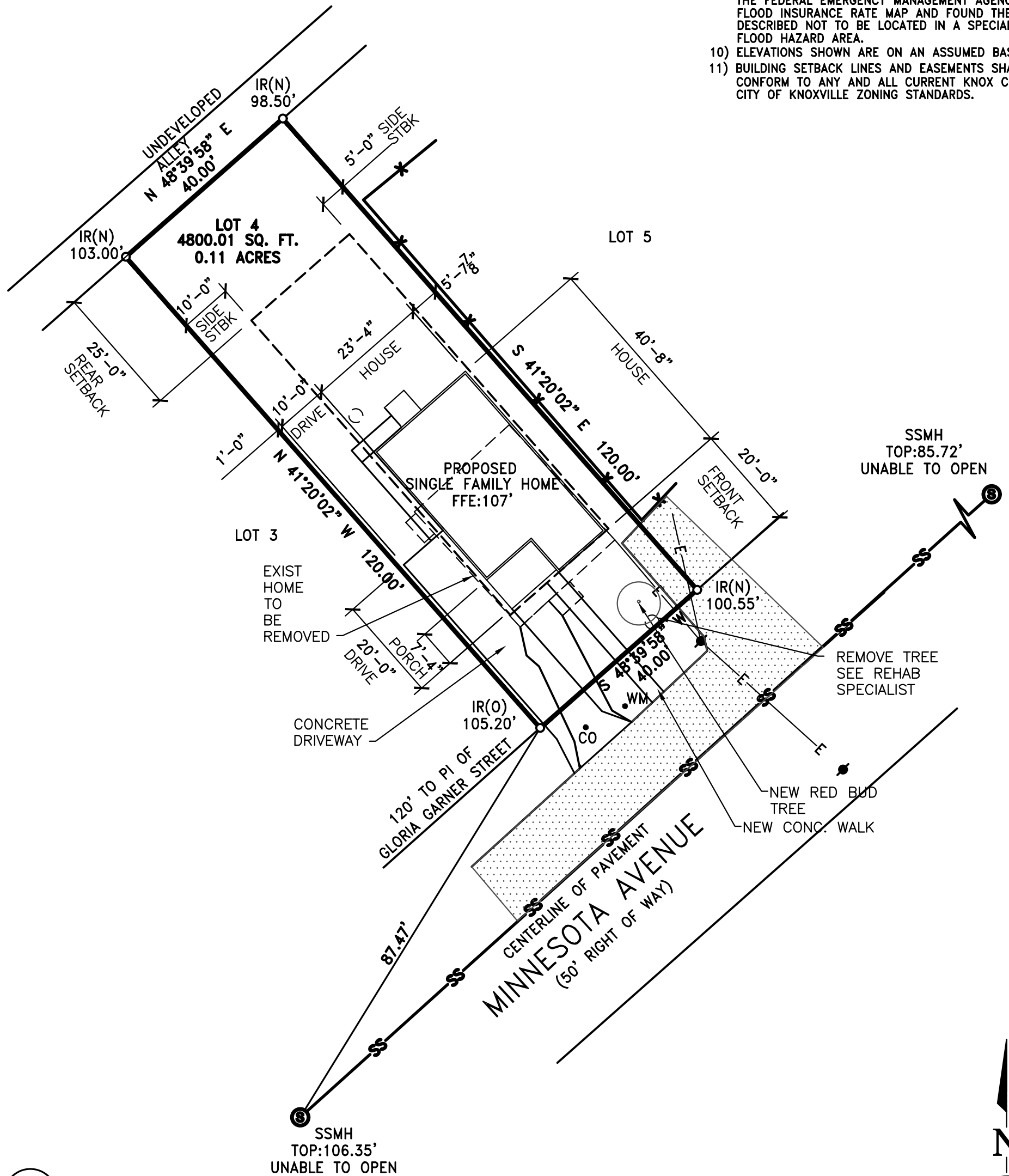
1 RIGHT ELEVATION
 SCALE: $\frac{3}{8}$ " = 1'-0"

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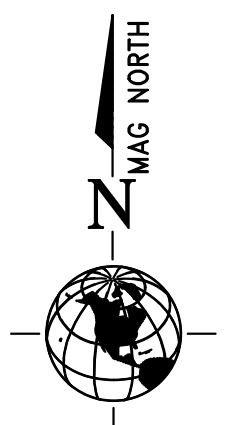
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NOTES:

- 1) IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
- 2) CLT TAX MAP 081P, GROUP E, PARCEL 022.
- 3) DEED REFERENCE: INSTRUMENT #202012040045536.
- 4) PLAT REFERENCE: MAP BOOK 5, PAGE 183.
- 5) SUBJECT PROPERTY IS ZONED RN-2.
- 6) PROPERTY SUBJECT TO EASEMENTS, RIGHTS OF WAY OR CLAIMS OF EASEMENTS OR RIGHTS OF WAY NOT SHOWN BY THE PUBLIC RECORDS.
- 7) PROPERTY SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- 8) NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- 9) THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 10) ELEVATIONS SHOWN ARE ON AN ASSUMED BASIS.
- 11) BUILDING SETBACK LINES AND EASEMENTS SHALL CONFORM TO ANY AND ALL CURRENT KNOX COUNTY/CITY OF KNOXVILLE ZONING STANDARDS.



1 SITE DEVELOPMENT PLAN
SCALE: 1" = 20'-0"



<p>CITY OF KNOXVILLE COMMUNITY DEVELOPMENT 400 MAIN STREET KNOXVILLE, TN 37902 865-215-2120</p>	<p>OWNER OCCUPIED REHABILITATION PARCEL ID 081PE022 1533 MINNESOTA AVE. KNOXVILLE, TN 37921 REHAB SPECIALIST: DOUG SHERROD</p>	<p>SURVEY BY: ROTH LAND SURVEYING Gary L. Roth, Jr., RLS 6718 Kern Road Knoxville, TN, 37918 PH: (865) 689-8186 FAX: (865) 687-3231</p> 
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