



Staff Report

Infill Housing Design Review Committee

File Number: 10-F-21-IH

Meeting: 10/20/2021

Applicant: Nick Guess

Owner: Nick Guess

Property Information

Location: 215 Oglewood Ave.

Parcel ID 81 K B 018

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 Oglewood Ave. Front-gable roof residence measures 30' wide by 48' long, with an 8' deep, partial-width front-gable roof porch projecting from the right half of the façade. The house is proposed to be set 23' from the front property line, with the porch at 15' from the front property line. The parking is located on the rear of the property and accessible from the alley, with a 39' long by 8' deep driveway with a parking pad.

The 7/12 pitch, front-gable roof is clad in architectural shingles, the house is clad in horizontal vinyl siding, and the house rests on a concrete slab foundation. Gable fields are clad in vinyl shake siding. The front-gable roof porch is supported by Craftsman-style square posts on piers and projects from the right half of the façade. The three-bay façade features paired double-hung windows flanking a half-light door. There are two windows on the left side elevation and three on the right. A shed-roof entry stoop is located above a secondary entry 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 feet or more in depth to front of house

Comments

1. The house is proposed to be set 23' from the front property line, with the porch at 15' from the front property

line. The average front setback of the block is 17', with the adjacent properties at 15' from the front property line. The proposed house will maintain consistent front yard space with the block. The site plan includes a walkway from the front door to the sidewalk.

2. The block to receive new construction is characterized by Craftsman bungalows and modified Queen Anne cottages. The proposed house is proportionate to the context and the dimensions of the lot. The proposed side setbacks are consistent with the block.
3. The proposed parking meets Infill Housing design guidelines, extending off an operable alley at the rear of the property. Some revisions may be necessary to meet City Engineering standards, which can be reflected on the final site plan.
4. Overall, the one-story, three-bay façade is compatible with the historic houses on the block. The application includes a concrete slab foundation, which is not appropriate for the historic context; the applicant should incorporate a raised foundation at approximately 1' tall or taller.
5. The proposed front-gable roof porch, including the Craftsman-style detailing, meets the design guidelines for size and placement.
6. The proposed window and doors are compatible with historic elements on the block. There is sufficient transparency on side elevations.
7. The proposed 7/12 pitch roof meets the design guidelines. The cornice returns and front-gable roof porch contributes additional complexity.
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 final site plan should include native or naturalized shade trees, one in rear and one in front yards.

Recommendation

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

- 1) Final site plan to meet City Engineering standards;
- 2) Incorporate raised foundation (1' or taller) instead of concrete slab;
- 3) Use lap siding with an overlap instead of Dutch lap or flush panel siding.



<p>INFILL HOUSING REVIEW BOARD</p>	<p align="center">10-F-21-IH APPLICATION FOR CERTIFICATE OF APPROPRIATENESS</p>	<p>Applicant: Nick Guess</p>
	<div data-bbox="370 1818 509 1881" data-label="Image"> </div> <div data-bbox="526 1818 976 1906" data-label="Text"> <p>215 Oglewood Ave. Oakwood/Lincoln Park Infill Housing Overlay District</p> </div> <div data-bbox="305 1913 959 1969" data-label="Text"> <p>Original Print Date: 10/8/2021 Knoxville/Knox County Planning - Infill Housing Design Review Committee</p> </div> <div data-bbox="781 1913 862 1944" data-label="Text"> <p>Revised:</p> </div>	<div data-bbox="1146 1808 1414 1969" data-label="Image"> </div>



DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☒ INFILL HOUSING (IH)

Nick Guess

Applicant

10/1/2021

10/20/2021

10-F-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

Nick Guess

Property Proz

Name

Company

3262 Denver Ln. Knoxville, TN

37931

Address

City

State

Zip

865-566-3900

nicholasguess88@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

215 Oglewood Ave.

081 KB 018

Property Address

Parcel ID

Lincoln Park

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

10.4.21

Staff Signature

Please Print

Date

Nick Guess

Nick Guess

10/1/2021

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: New construction of a singke family home. 1440 sq ft 3 bed 2 bath rancher on slab

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

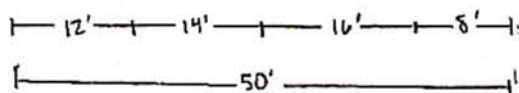
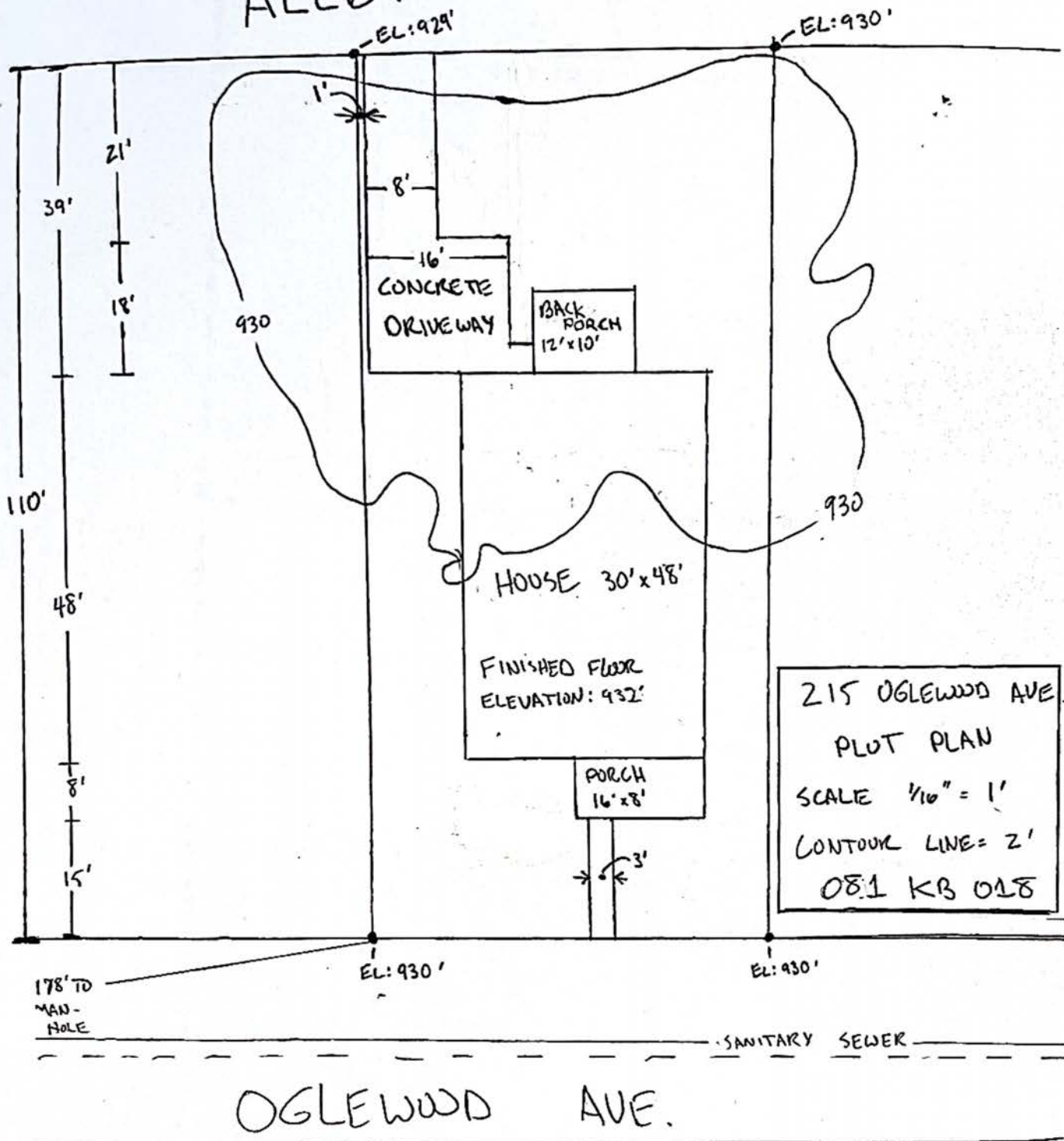
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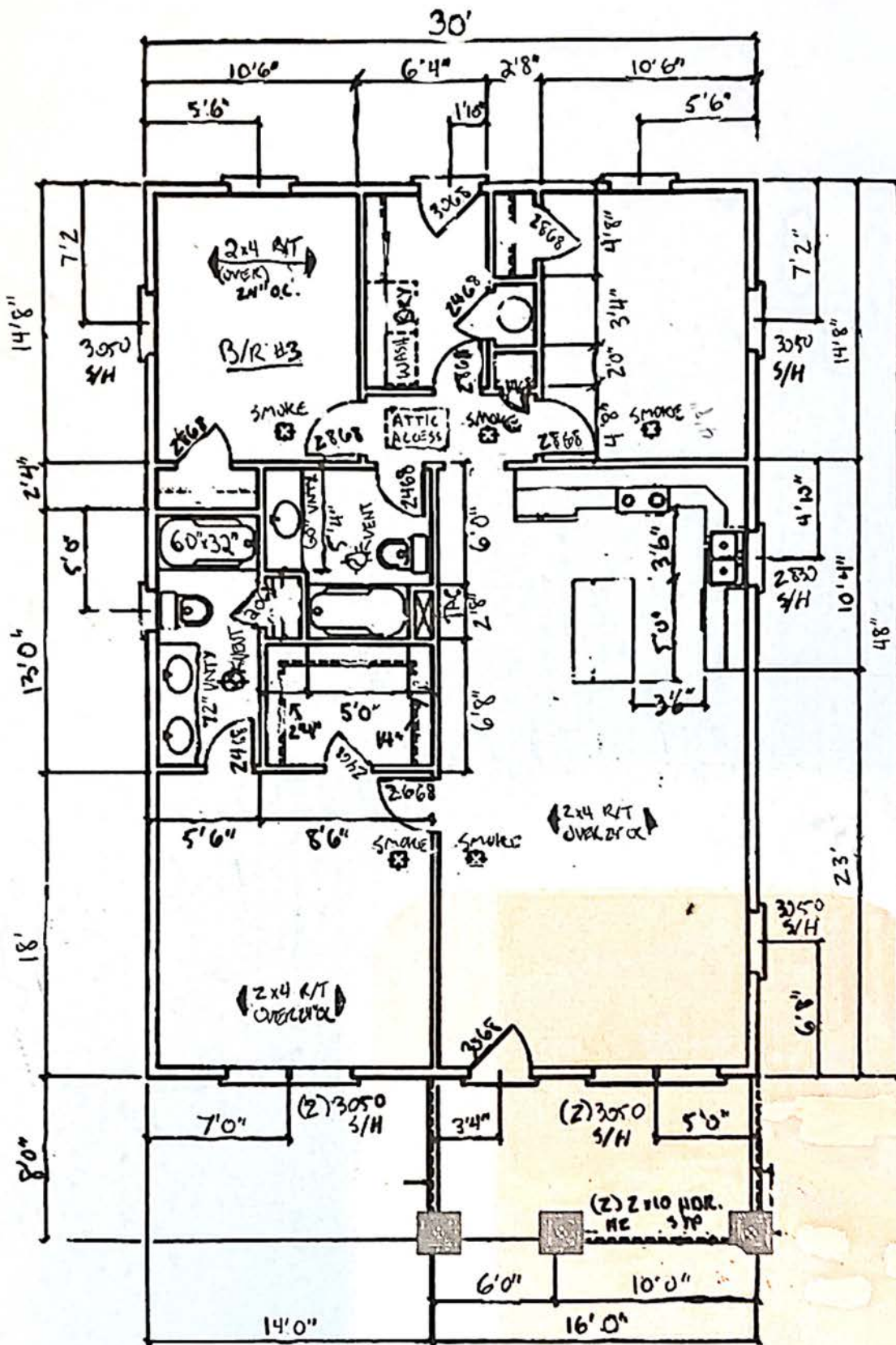
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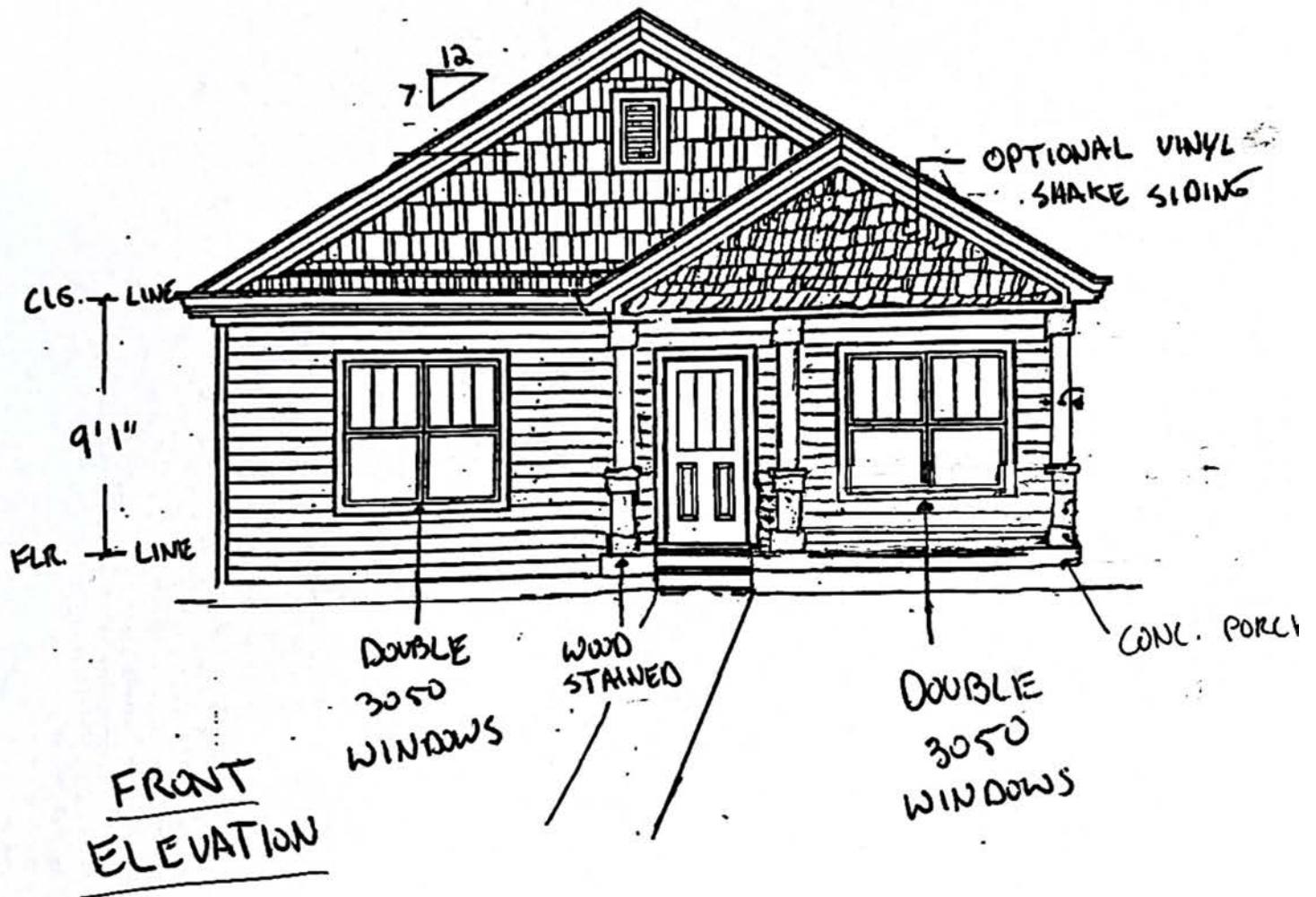
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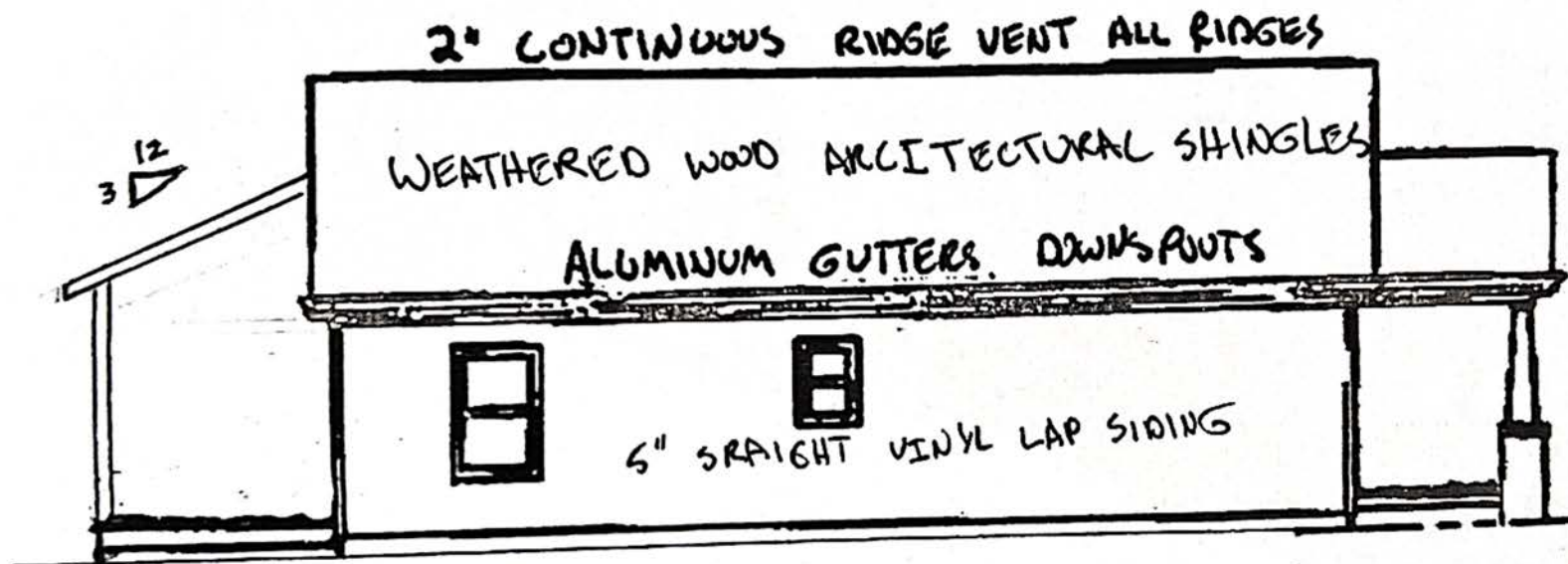
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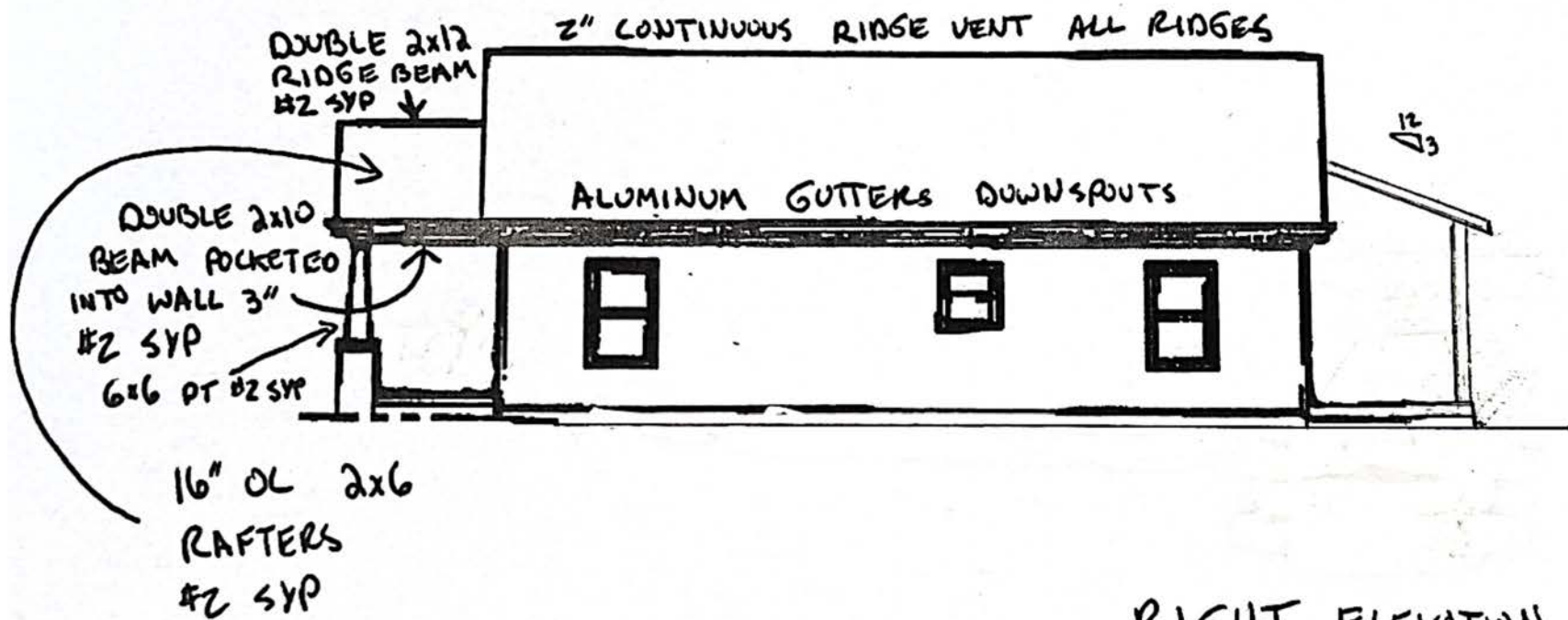


FLOOR PLAN

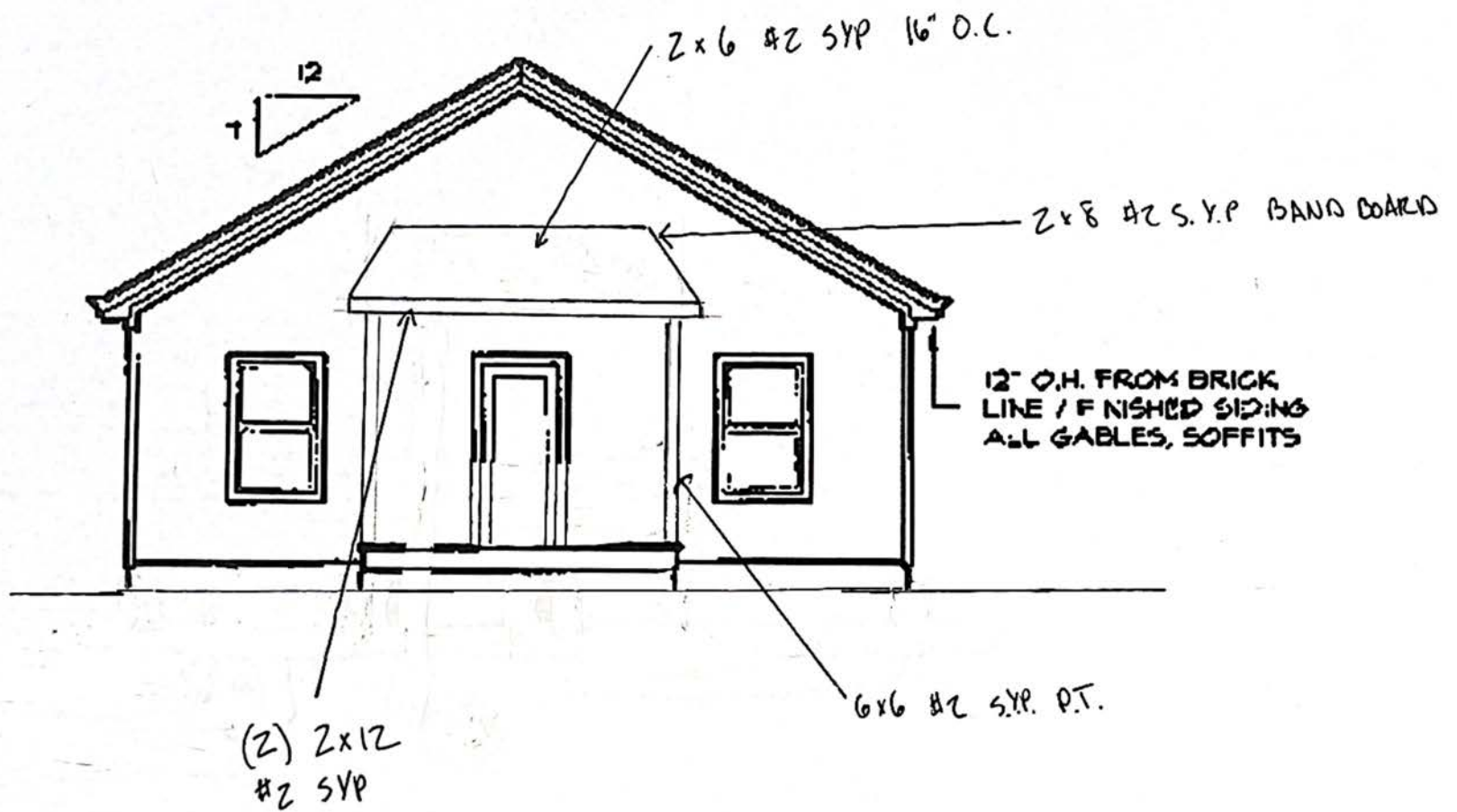




LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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.
- N.A. ☐ Fencing is constructed of traditional materials and excludes chain link, masonry, wide boards, and other contemporary materials.
- N.A. ☐ 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.)
- N.A. ☐ 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).
- ☒ Proposed infill for a pre-1940 neighborhood specifies darker shades of shingle roofing.

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.