



Staff Report

Infill Housing Design Review Committee

File Number: 8-B-22-IH

Meeting: 8/17/2022
Applicant: Paul Needham PEAK Resolutions DBD Properties
Owner: Paul Needham PEAK Resolutions DBD Properties

Property Information

Location: 920 Texas Ave. **Parcel ID** 81 H F 019
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting Texas Avenue. One-story residence features a front-gable roof (7/12 pitch, clad in asphalt shingles), an exterior of vinyl lap siding, and a split-face CMU foundation. The house is proposed to be set 35' from the façade to the front property line. Parking is a 20' wide by 24' deep concrete pad accessible from the alley, to the rear of the property line, with a concrete sidewalk connecting the rear access and the parking.

The façade (west) features a smaller front-gable roof massing projecting from the left half, adjacent to a recessed, 10' deep corner porch on the right half. The porch is supported by an 8" square vinyl column and a picket railing, and accessible by concrete steps. Paired six-over-six, double-hung windows flank a half-light door on the façade. A wood deck extends from a secondary entryway on the rear, accessible by a pressure-treated wood ramp.

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 new house is proposed to be set 35' from the front property line at the closest point. The one house on the block, 916 Texas Avenue, is set approximately 37.5' from the front property line. The proposed house will be in line

with the front setback pattern of the street, and the adjacent new construction houses at 924 and 928 Texas Avenue. The site plan includes a walkway from the front door to the street.

2. The block lacks historic context, as only one house is located on the street. The proposed house is proportionate to the narrow dimensions of the block and the other houses on the street. The side setbacks meet the design guidelines and will be evenly spaced along the block.
3. Parking meets Infill Housing design guidelines and City Engineering standards. Any modifications to the site plan in permitting should reflect City Engineering standards.
4. The one-story, three-bay façade is similar in scale and width to the block and neighborhood. The proposed foundation height, at 1', is compatible with the historic context. The design incorporates a projecting bay on the façade for additional complexity.
5. The design incorporates a 10' deep front porch, with a column and railing appropriate for the design.
6. Windows and doors are compatible with the neighborhood context, and side elevations feature a sufficient number of windows.
7. The roof pitch is sufficiently steep for the neighborhood context. The projecting bay adds complexity and differentiates the new house from the adjacent infill construction.
8. Roof cladding and siding meet the design guidelines. The CMU foundation should be clad in stucco or another material to be more compatible with the context. The proposed vinyl siding should use an overlap instead of Dutch lap or flush panels.
9. The site plan incorporates a new tree in the front yard and notes that mature trees not impacted by construction will remain.
10. The applicant is proposing three new construction houses on adjacent lots (920 Texas Avenue, 924 Texas Avenue, and 928 Texas Avenue). The applicant should introduce differentiation in the three designs; the revised designs may be submitted to staff or the DRB, depending on the Board's determination.

Recommendation

Staff recommends approval of Certificate 8-B-22-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) final siding choice be a lap siding with an overlap instead of Dutch lap or flush panels, and CMU foundation receive cladding or parge coat to reflect historic context; 3) introduce differentiation in design between 920, 924, and 928 Texas Avenue.



8-B-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

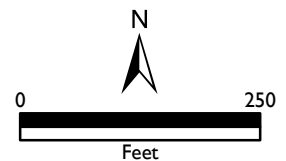


920 Texas Ave.
Lonsdale Infill Housing Overlay District

Original Print Date: 8/8/2022
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Paul Needham PEAK Resolutions
DBD Properties

**INFILL
HOUSING
REVIEW
BOARD**





DESIGN REVIEW REQUEST

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

PEAK Resolutions Group / PEAK Resolutions DBD Partners

Applicant

07/11/2022

8/17/2022

8-B-22-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

Paul Needham

PEAK Resolutions DBD Properties

Name

Company

P.O. Box 5540

Knoxville

TN

37928

Address

City

State

Zip

865/228-8542

peakresolutionsgroup@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

920 Texas Ave

081HF019

Neighborhood

Lonsdale

Zoning

RN-2 / IH

AUTHORIZATION

Staff Signature

Michael Reynolds

Please Print

7/13/2022

Date

Applicant Signature

Paul Needham

Please Print

07/11/2022

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

FEE 1:

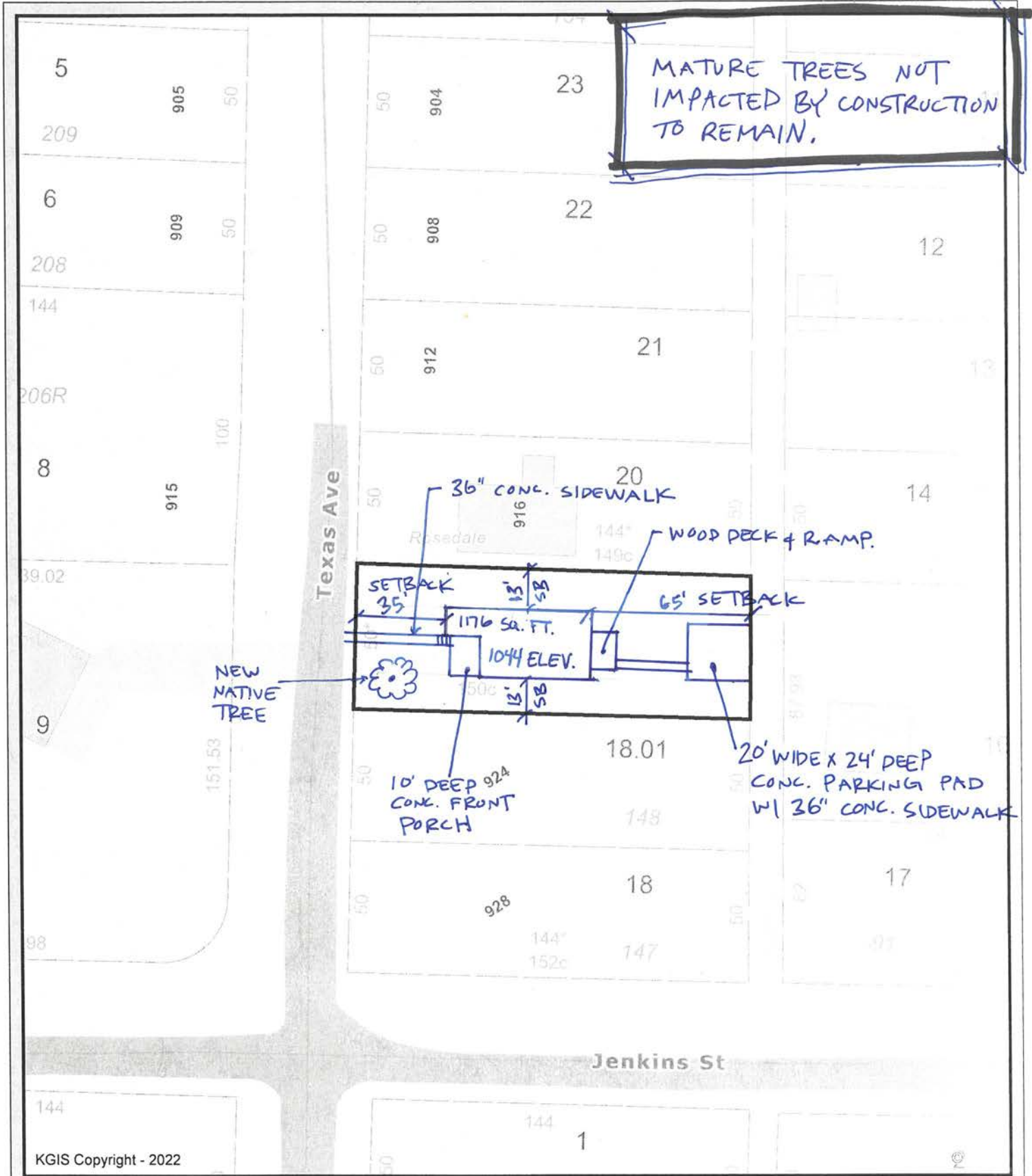
1010 -- Level 3

FEE 2:

FEE 3:

TOTAL:

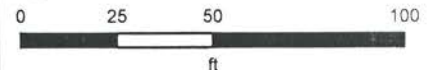
\$250



920 TEXAS AVE.



Printed: 8/1/2022 at 1.40:01 PM



Knoxville - Knox County - KUB Geographic Information System

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REAR ELEVATION
W/P = 7'-0"



FRONT ELEVATION
W/P = 7'-0"



RIGHT SIDE ELEVATION
W/P = 7'-0"



LEFT SIDE ELEVATION
W/P = 7'-0"

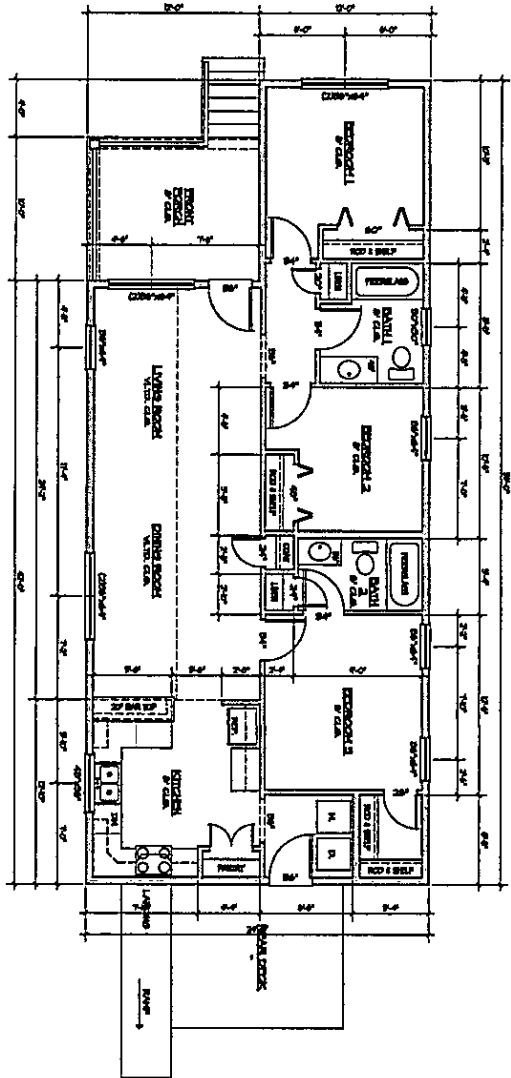
EAST TENNESSEE
DEVELOPMENT CORP.
1540 MINNESOTA AVE.
KNOXVILLE, TN 37921

THIS DRAWING HAS BEEN REVISIONED:
 FOR APPROVAL
 FOR PERMITS
 FOR PROCEEDING
 FOR CONSTRUCTION
 ISSUED DATE: 10/4/21
 SHEET NO. 001 OF 001



NOTICE
 These documents have been filed for public review with the Commission with Expiration Date of 10/15/2022.

2/11/72



FLOOR PLAN
M-100

**EAST TENNESSEE
DEVELOPMENT CORP.**
1540 MINNESOTA AVE.
KNOXVILLE, TN 37921

2000 DRAWING HAS BEEN REVISION.

BY: J. W. BROWN
CHECKED: J. W. BROWN
DATE: 12/14/71

PROJECT: 1540 MINNESOTA AVE.

DATE: 12/14/71

SCALE: AS SHOWN

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PLANS