



Staff Report

Infill Housing Design Review Committee

File Number: 12-C-22-IH

Meeting: 12/21/2022
Applicant: Parker Bartholomew
Owner: Parker Bartholomew

Property Information

Location: 2334 Money Place **Parcel ID** 70 P J 01701
Zoning: RN-4 (General Residential Neighborhood)
District: Edgewood Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary structure fronting Money Place. Two-story residence features a front-gable roof (10/12 pitch, clad in asphalt shingles), an exterior of vinyl lap siding, and a concrete slab foundation. The rectangular house measures approximately 15' wide by 40' long, with a 7' deep, full-length, hipped-roof front porch. The house is proposed to be set 33' from the main massing to the front property line (28' from the front porch to the front property line). Parking is proposed as a 10' wide side driveway extending the length of the house.

The façade (northwest) features a three-bay façade on the front story, with two large single-hung 6/6 windows flanking a centrally located door. One window is centered on the second story. The side elevations feature irregularly spaced, single-hung, 6/6 windows, with more transparency on the second story than the first. A second-story deck projects from 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.
- If greater height is to be created (with new construction or an addition), that portion of the house should be located toward the side or rear of the property.

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 33' from the front property line. The average setback of the block is 40.3'. Modifications to the front setback may be necessary to maintain a consistent front yard space. The final site plan should include a walkway from the front door to the street.
2. The block is characterized by one-story Minimal Traditionals and infill construction, measuring approximately 30' wide at the façade. The narrow house is not proportional to the dimensions of the lot or other houses on the block. The property was recently rezoned to RN-4 (from C-N) with the stated intent of building townhouses. The proposed house is a single-family house with a form more appropriate for a townhouse.
3. The proposed parking avoids the front yard, and there is no alley behind the property. The proposed parking should be confirmed to meet the guidelines for streets without an alley, placing the parking at least 20' behind the front façade of the house. Site plan modifications will be necessary to meet City Engineering limits.
4. The house is significantly more narrow and taller than the other houses on the block, with a form more appropriate for a townhouse. Guidelines note that "the front façade of new houses should be about the same width as original houses on the block." The drawings represent a concrete slab foundation with no additional height.
5. The proposed porch is generally compatible with the context, though 7' deep is smaller than the guidelines' recommendation of 8'-12'. Infill Housing reviews typically recommend posts larger than 4 by 4s.
6. Guidelines recommend windows of a similar proportion, style, and placement to the historic context, especially on the façade. The proposed windows, including the large façade windows and the irregularly-spaced side elevation windows, do not reflect historic window placement in the broader Edgewood Park Infill Housing overlay.
7. The roof has a 10/12 pitch, compatible with the general historic context, though the Minimal Traditional houses on the block have lower-pitched roofs on one-story houses.
8. The proposed siding and roofing materials meet the design guidelines, though the drawings do not indicate a foundation material.
9. The final site plan should include a native or naturalized shade tree in the front yard.
10. The proposed house is identical to the one proposed at 2330 Money Place (12-B-22-IH). Variations in design are typically recommended when two infill houses are proposed on adjacent parcels.

Recommendation

Staff recommends postponement of Certificate 12-C-22-IH, so the applicant may present a revised design more representative of the proposed single-family house form and compatible with the height, scale, and massing of the block.



I2-C-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

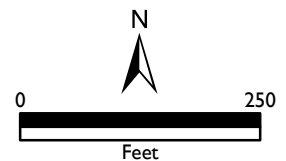
Applicant: Parker Bartholomew

**INFILL
HOUSING
REVIEW
BOARD**



2334 Money Place
Edgewood Park Infill Housing Overlay District

Original Print Date: 12/6/2022
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee



(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

[Reset Form](#)



DESIGN REVIEW REQUEST

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

Parker Bartholomew

Applicant	11-28-22	12-21-22	12-C-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



Parker Bartholomew

Name	P.O. Box 53102	Company	Knoxville	TN	37950
Address	865.228.9375	City	prb101@gmail.com	State	Zip
Phone		Email			

CURRENT PROPERTY INFO

Owner Name (if different from applicant)	Owner Address	Owner Phone
2334 Money Place	070PJ01701 Lot 7	
Property Address	Parcel ID	
R-4Knox Real Estate Exc. Add.	R-4	
Neighborhood	Zoning	

AUTHORIZATION

	Lindsay Crockett	11.28.22
Staff Signature	Please Print	Date
	Parker Bartholomew	11-27-22
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: New 1,760 s.f., two-story residence with front and back porch and rear deck. The siding is traditional lap siding with shingle roofing. The front porch will have a hip roof. The windows will be single-hung with trim.

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:

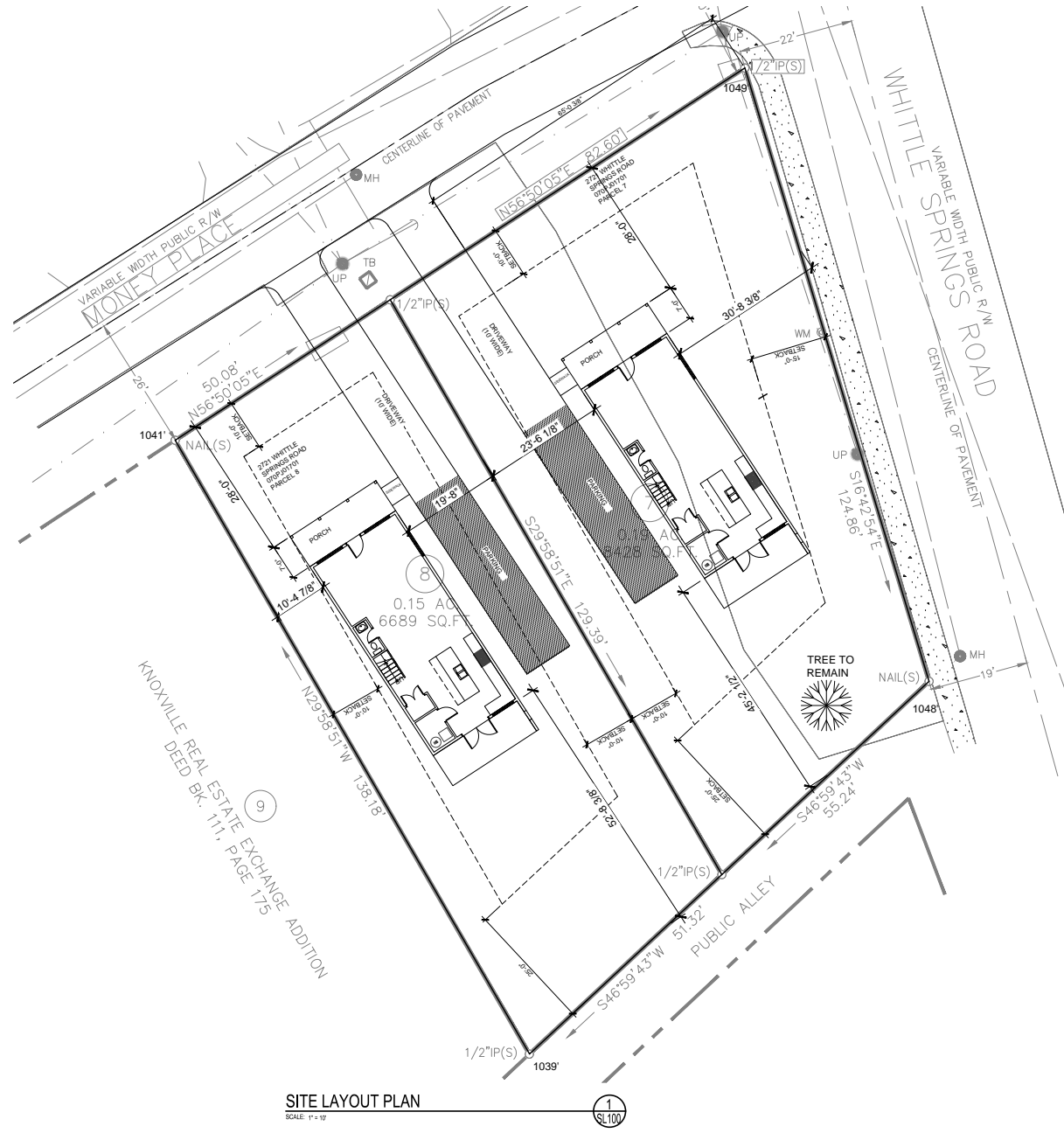
250.00

FEE 2:

FEE 3:

TOTAL:

250.00



SITE LAYOUT PLAN
SCALE: 1" = 10'

1
SL100

PRELIMINARY - NOT FOR CONSTRUCTION

WHITTLE SPRINGS RESIDENCES

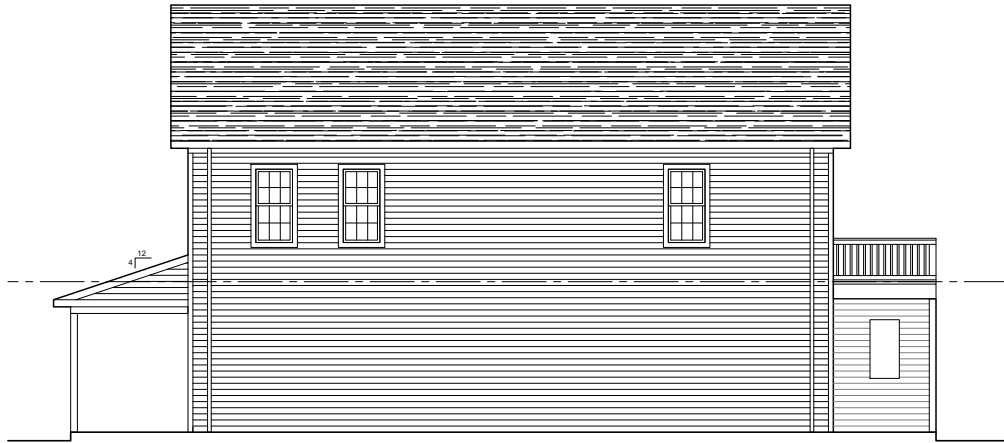
2721 WHITTLE SPRINGS ROAD, KNOXVILLE, TENNESSEE 37917

ISSUE FOR	DATE	BY

DRAWN: SDS
SITE LAYOUT PLAN

SL100
PROJECT: WHITTLE
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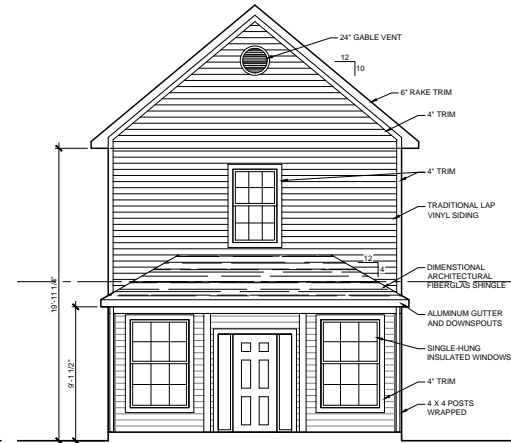




RIGHT ELEVATION

SCALE: 1/8"=1'-0"

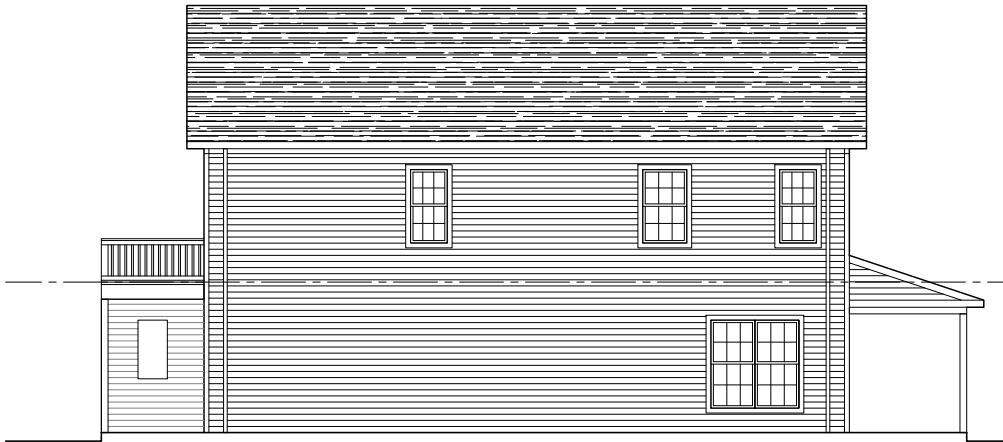
2
A200



FRONT ELEVATION

SCALE: 1/8"=1'-0"

1
A200



LEFT ELEVATION

SCALE: 1/8"=1'-0"

4
A200



REAR ELEVATION

SCALE: 1/8"=1'-0"

3
A200

PRELIMINARY - NOT FOR CONSTRUCTION

**WHITTLE SPRINGS
 RESIDENCES**

2721 WHITTLE SPRINGS ROAD, KNOXVILLE, TENNESSEE 37917

NO.	DATE	ISSUE FOR

DRAWN: SDS
 ELEVATIONS