



Staff Report

Infill Housing Design Review Committee

File Number: 5-B-22-IH

Meeting: 12/21/2022
Applicant: Eric Forrestall Bald Design Services
Owner: Jose Enrique Martinez

Property Information

Location: 1212 Katherine Ave. **Parcel ID** 81 I J 004
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 Katherine Ave. One-story residence features a front-gable roof (6/12 pitch, clad in asphalt shingles), an exterior of lap siding, and a foundation clad in brick veneer. The house will be set 15' from the front property line. The house is almost square in shape, measuring 41'-6" wide on the front and 42' on the right elevation. The parking is proposed to be accessed from the alley, featuring a 27'-1" long granite driveway accessing an 18' by 14'-1" one-car garage.

The façade (northwest) features a projecting, front gable-roof massing flush on the right side of the façade, flush with a porch on the left side. The porch features a partial hipped roof and square wood posts. The right side elevation features one pair of double-hung windows and the left side elevation features two pairs. On the rear elevation, a second-story deck provides access to the secondary entrance. Another secondary entry on the rear elevation provides access to an internal basement-level ADU.

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.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- 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 will be set 15' from the front property line. The adjacent house is set 9' from the front property line, while the other house on the block (new construction at 1218 Katherine Ave) is set approximately 17' from the front property line. The proposed 15' front setback will be relatively centered between the two existing houses on the block and maintain a consistent front yard space. The site plan includes a walkway to the front sidewalk.
2. The 68.11' wide lot has been created by the closure of an unimproved alley. A plat will be recorded for the new property outline.
3. The block itself lacks significant context; a shotgun-type house was on the lot previously, with a new construction house similar to a shotgun house at 1218 Katherine Ave. The surrounding blocks of Lonsdale feature modified Queen Anne cottages, modified Craftsman bungalows, and a significant amount of infill construction. The house is somewhat wider than other houses on the block.
4. The proposed parking meets Infill Housing design guidelines as it's located behind the main house and accessible from the alley. Final modifications may be necessary to meet City Engineering standards and the impervious surface limits of the RN-2 zoning.
5. The three-bay façade is wider than original houses on the block; as the property owner has closed the adjacent (unimproved) alley and acquired additional property to the east, they are no longer confined by the typical 32'-35' wide lots on this block. The design does contain projecting bays and massing details compatible with the context, and the foundation height reflects those on original houses in the neighborhood.
6. The design includes a 5' deep, recessed front porch on the left half of the façade, supported by narrow wood posts resembling 2 by 2s. Guidelines typically recommend a porch 8'-12' deep, with posts comparable to the historic context (larger than 2 by 2s).
7. One-over-one windows are similar to historic houses on the block. The façade, left side elevation, and rear elevation demonstrate a sufficient proportion of solids to voids. The Board may choose to discuss the need for an additional window on the right side elevation.
8. The 6/12 pitch is typically the minimum pitch recommended in the Infill Housing overlay. The house incorporates additional complexity via a hipped porch roof and a projecting front-gable massing.
9. The siding material is not specified but lap siding and shingle detailing on gable fields is indicated, which meet the design guidelines. Final siding selection should use an overlap similar to wood clapboard patterns instead of Dutch lap or flush panel siding. A brick clad foundation meets the guidelines.
10. The final site plan should include one native or naturalized shade tree per front and rear yards.

Recommendation

Staff recommends approval of Certificate 5-B-22-IH, subject to the following conditions: 1) new subdivision plat to reflect lot lines shown on site plan, with no required modifications to house footprint or placement; 2) final site plan to meet City Engineering standards; 3) modifications to the porch to meet Infill Housing guidelines; 4) use of lap siding with an overlap instead of Dutch lap or flush panel siding; 5) final site plan to incorporate one native or naturalized shade tree for front and rear yards; and providing for any input from the Board on house's overall massing and façade width.



5-B-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

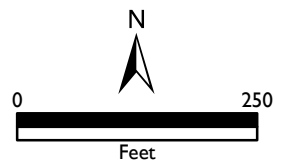
**INFILL
HOUSING
REVIEW
BOARD**



1212 Katherine Ave.
Lonsdale Infill Housing Overlay District

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

Applicant: Eric Forrestall Bald Design Services





DESIGN REVIEW REQUEST

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

Eric R. Forrestall

Applicant

04.29.2022

12.21.22

5-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

Eric R. Forrestall

Name

Company

257 N. Calderwood St. PMB #134 Alcoa, TN 37701

Bald Design Services

TN

37701

Address

City

State

Zip

(865) 240-7090

balddesignservices@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Jose Enrique Martinez

10729 Mercury Dr

(856) 591-0712

Owner Name (if different from applicant)

Owner Address

Owner Phone

1212 Katherine Ave, Knoxville, TN 37921

0811J004

Property Address

Parcel ID

Ambrose & Galbraith Final Plat

RN-2

Neighborhood

Zoning

AUTHORIZATION

Staff Signature

Lindsay Crockett

Please Print

4.29.22

Date

Applicant Signature

Eric R. Forrestall

Please Print

04.29.2022

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: New 950 sq. ft. single family home w/50 sq. ft. covered porch

STAFF USE ONLY

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

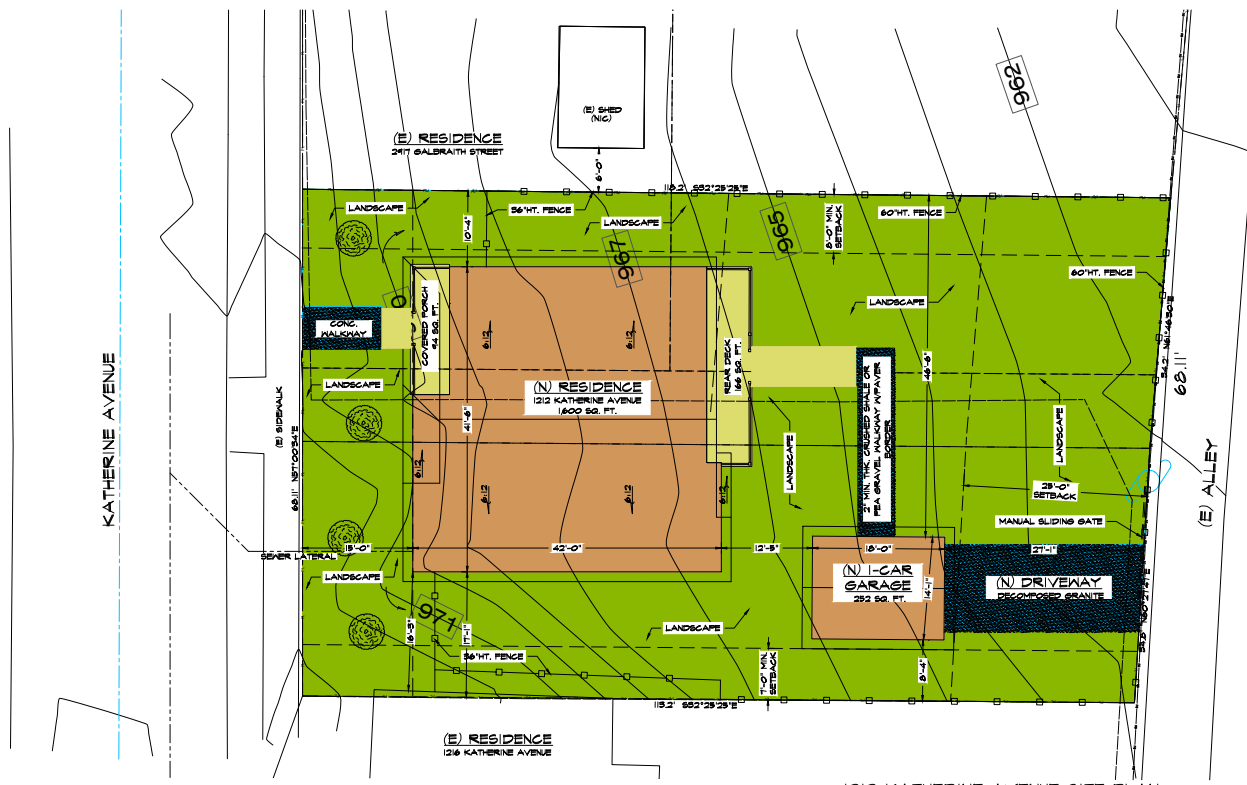
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:

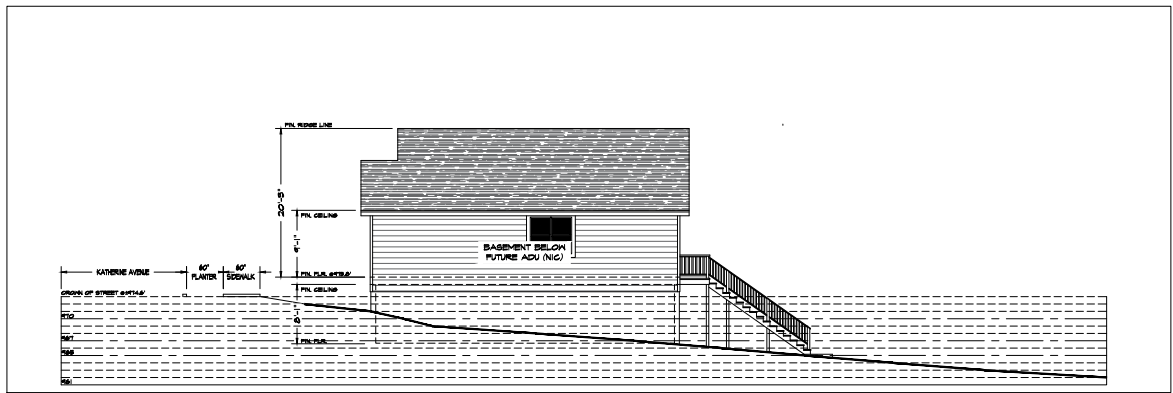
FEE 2:

FEE 3:

TOTAL:



1212 KATHERINE AVENUE SITE PLAN
SCALE: 1/8" = 1'-0"



1212 KATHERINE AVENUE GRADE SECTION
SCALE: 1/8" = 1'-0"

LOT AREA MATRIX	
OVERALL LOT SIZE:	7,456 SF.
PROPOSED FOOTPRINT:	1,600 SF.
FLOOR/AREA RATIO:	22.0%
PERMEABLE AREA:	
LANDSCAPED AREA:	5,250 SF.
DRIVEWAY/WALKWAY:	480 SF.
REAR DECK:	116 SF.
TOTAL:	5,846 SF.
IMPERVIOUS AREA	
DWELLING/GARAGE:	1,450 SF.
FRONT CONCRETE WALKWAY:	65 SF.
TOTAL AREA:	2,015 SF.
TOTAL IMPERVIOUS AREA/LOT AREA	2015/7456 = 27%

BALD DESIGN SERVICES
257 N. CALDERWOOD STREET #134
ALCOA, TN 37010
PH: 865-240-1090
baldesignservices@gmail.com

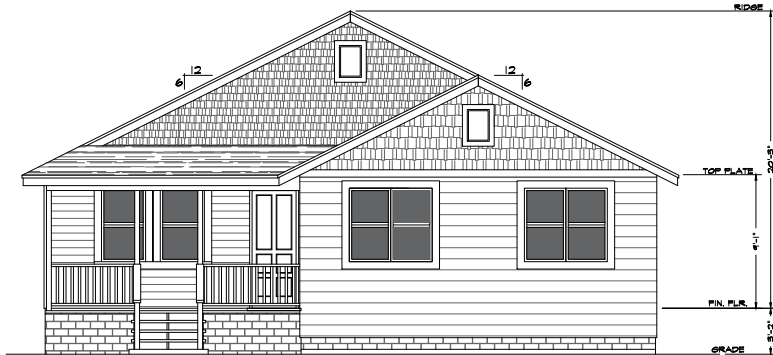
MARTINEZ RESIDENCE
1212 KATHERINE AVENUE
KNOXVILLE, TN 37621

SITE PLAN & GRADING CROSS SECTION

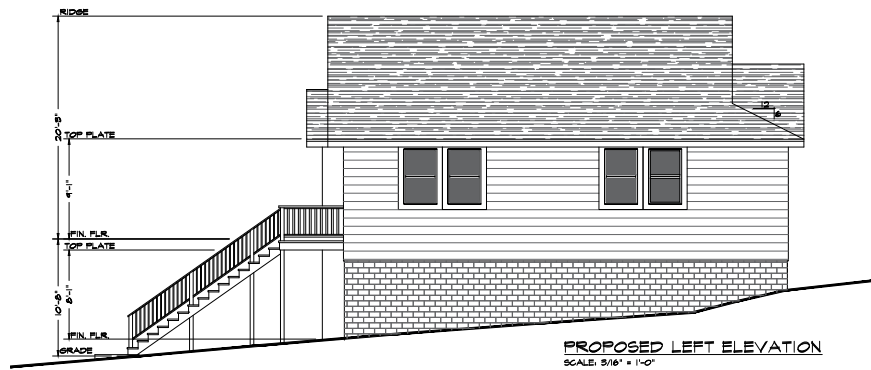
Revisions	
DATE	DESCRIPTION
1/26/22	REV'D PER REV'D PLAT MAP

Date: 04/24/2022
Job Captain: EF

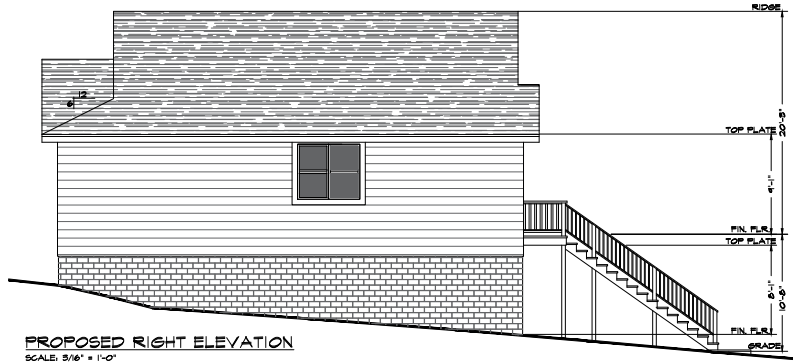
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S2



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"

BALD DESIGN SERVICES

251 N. CALDERWOOD STREET #134
ALCOA, TN 37010

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MARTINEZ RESIDENCE

122 KATHERINE AVENUE
KNOXVILLE TN 37921

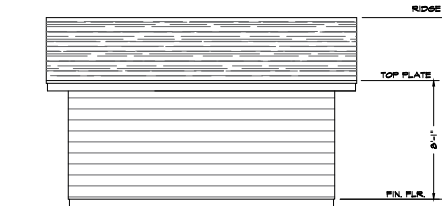
PROPOSED ELEVATIONS

Revisions	
DATE	DESCRIPTION
1/26/22	REV'D PER REV'D PLAT MAP

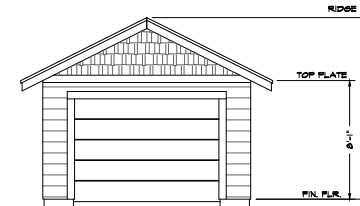
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Job Captain: EF

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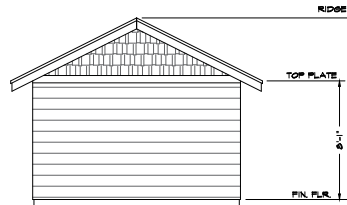
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PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



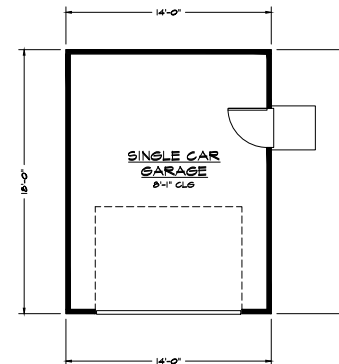
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

BALD DESIGN SERVICES

257 N. CALDERWOOD STREET #134
ALCOA, TN 37101

PH: 665-240-1090
baldservices@gmail.com

MARTINEZ RESIDENCE

122 KATHERINE AVENUE
KNOXVILLE, TN 37921

PROPOSED GARAGE FLOOR PLAN & ELEVATIONS

Revisions	
DATE	DESCRIPTION
11/28/22	REV'D PER REV'D PLAT MAP

Date: 04/24/2022
Job Captain: EF

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