

Meeting: 12/21/2022
Applicant: Ice M. Lipson Freeze Architecture
Owner: Filippo Bonifacio

Property Information

Location: 318 E. Woodland Ave. **Parcel ID** 81 L R 003
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 E. Woodland Ave. Two-story residence features a cross-gable roof (8/12 and 7/12 pitch, clad in standing seam metal), an exterior of fiber cement lap siding, and a foundation clad in brick veneer. The T-shaped house measure 41' wide at the façade, extending 45' deep at the longest point. The house is proposed to be set 20' from the front property line, with an 8' deep front porch approximately 15' from the front property line. Parking is proposed as two 9' wide, 20'-6" deep spots running parallel to Matthews Place.

The facade (west) features a three-bay side-gable massing with a projecting front-gable roof massing on the right side. A shed-roof porch supported by tapered posts on brick piers extends across the first three bays. One-over-one, double-hung, fixed windows are evenly spaced on all elevations of the facade. The north elevation features two bays of single-light casement windows on the two-story massing. A one-story massing, featuring evenly-spaced double-hung windows and two secondary entries, projects to the rear of the property.

The project also includes a new secondary structure, a proposed two-car garage with an accessory dwelling unit on the second floor. The secondary structure measures 24' wide by 23' deep with a 7/12 pitch, side-gable roof with 1/12 pitch shed roofs projecting from the east and west sides. The garage will be clad in fiber cement lap and shingle siding and rest on a poured concrete foundation. The north elevation features an 18' wide, two-car bay of garage doors and one double-hung window on the second story. The south elevation has a one-over-one, double-hung window on the second story, and the west elevation features three additional single-light windows on the second story and two pedestrian access doors on the first story.

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 new house is proposed to be set 20' from the front property line, with a front porch set approximately 15' from the front property line. The average of the blockface is 24'. The adjacent 312 E. Woodland Ave is located 23' from the front property line; the new house to be built at 322 E. Woodland Ave is proposed to be set 27.11' from the front property line, with a front porch set 21.11' from the front property line. The house may need to be recessed an additional 1'-3' from the front property line to align with the streetscape. The site plan includes a walkway from the front door to the street.

2. The block is characterized by one-story Queen Anne cottages, Craftsman bungalows, and Folk Victorian houses; it is the northwestern edge of the Old North Knoxville National Register Historic District. The house is somewhat wider and taller than adjacent houses on the block but compatible with larger-sized houses in the broader ONK area. At the September meeting, the DRB discussed the overall height and massing of the house extensively.

3. The proposed parking avoids the front yard. There is no alley behind the property. Guidelines recommend that parking pads should be at least 20' behind the front façade of the house; the two parallel parking spots will be adjacent to the house's façade, on the left side. Site plan modifications will also be necessary to meet City Engineering requirements and the final site plan should remain within building and impervious surface coverage limits for the RN-2 zoning.

4. At 41' wide and two stories tall, the façade is wider and taller than the other houses on the block (one-story Queen Anne cottages and Craftsman's measuring between 26'-33' wide). The revised façade does incorporate a variety of extensions and bays, with a sense of balanced asymmetry comparable to historic houses in the broader neighborhood. The foundation height is compatible with the historic context.

5. The revised design includes an 8' deep front porch which is proportional to the house's façade.

6. The one-over-one, double hung windows feature detailed trim and general proportions compatible with the historic context. The façade windows are located "in similar proportion and position as the original houses on the block." The side elevations also demonstrate a sufficient amount of transparency.

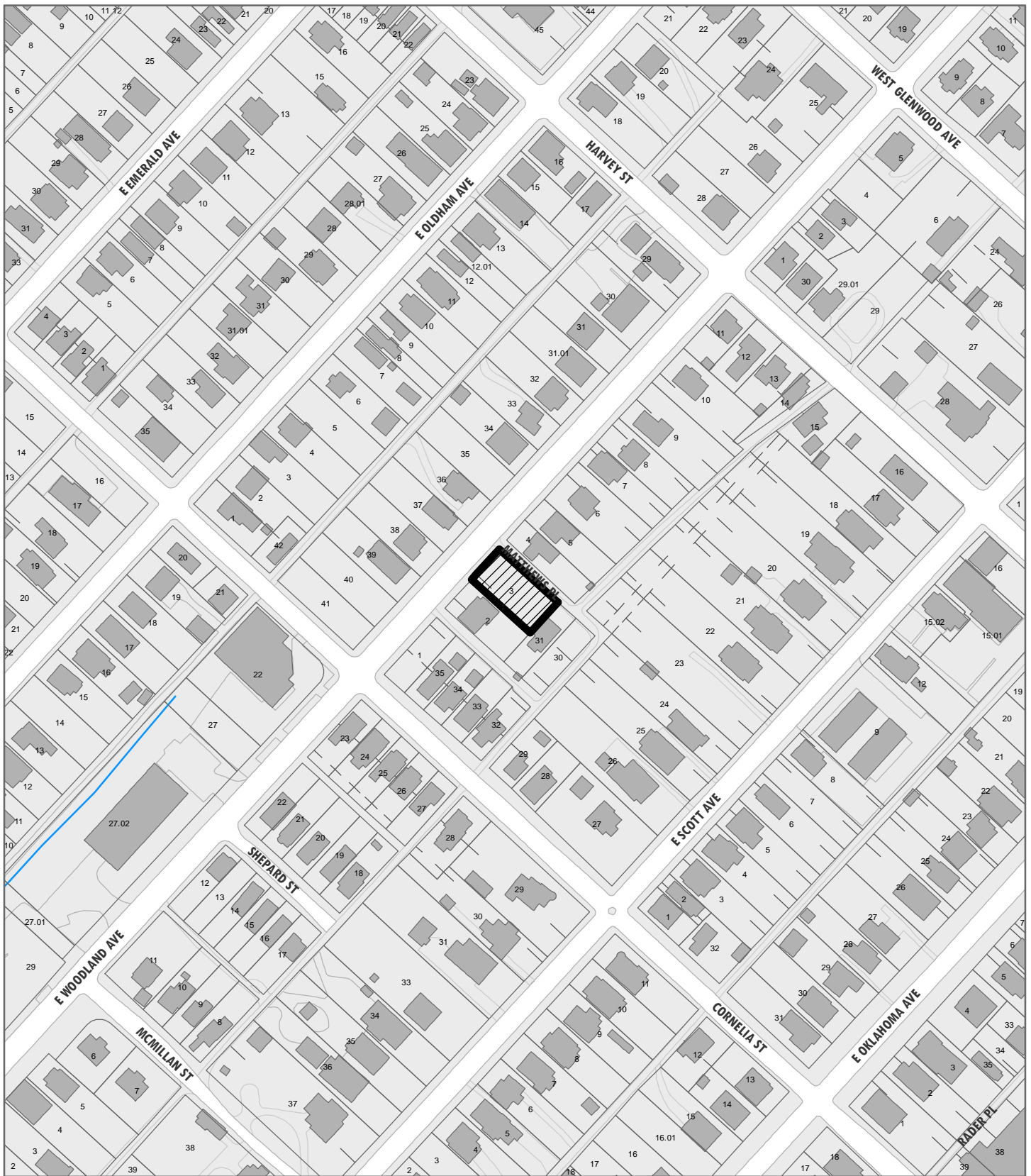
7. The revised roof design is compatible with historic houses in the broader neighborhood. While the dormers on the secondary structure are lower in pitch, they are balanced by the 7/12 main massing and will be minimally visible from the right of way.

8. The proposed materials, including fiber cement lap siding and shingle siding and a standing-seam metal roof, meet the design guidelines.

9. The site plan includes the retention of existing shade trees on the front and rear yards. The site plan also includes a new pool, which would not be reviewed in the Infill Housing overlay, though the pool will require building code-related fencing and a gate.

Recommendation

Staff recommends approval of Certificate 9-B-22-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards and remain within coverage limits of the RN-2 zoning.



9-B-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

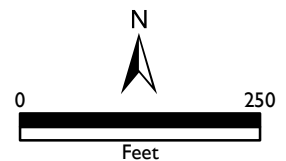


318 E. Woodland Ave.
Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 9/13/2022
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Jennifer Lipson Freeze Architecture

INFILL HOUSING REVIEW BOARD





DESIGN REVIEW REQUEST

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

Jennifer Lipson

Applicant

09/01/2022

Date Filed

09/21/2022

Meeting Date (if applicable)

9-B-22-IH

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

Jennifer Lipson

Name

FREEZE

Company

740 Radford Pl.

Address

Knoxville

City

TN

State

37917

Zip

314-651-9538

Phone

FreezeArchitecture@gmail.com

Email

CURRENT PROPERTY INFO

Filippo Bonifacio

Owner Name (if different from applicant)

203 Gore Rd. Knoxville, TN 37919

Owner Address

865-755-0516

Owner Phone

318 E. Woodland Ave.

Property Address

081LR003

Parcel ID

Old North Knoxville

Neighborhood

RN-2

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

9.1.22

Date

Jennifer Lipson

Applicant Signature

Jennifer Lipson

Please Print

09/01/2022

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 single family residence and detached garage with Accessory Dwelling Unit above.

STAFF USE ONLY

ATTACHMENTS

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

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

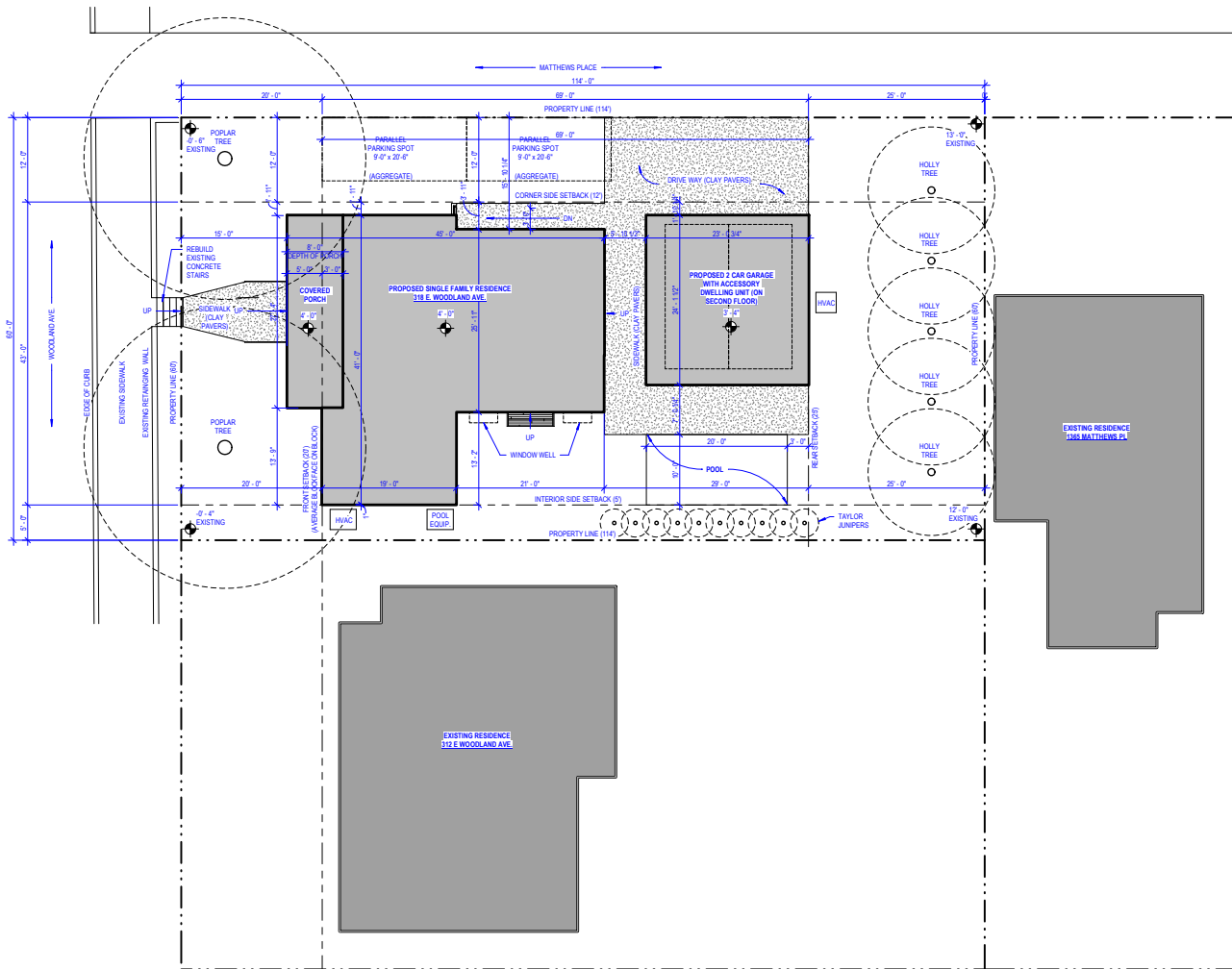
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:

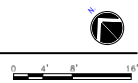
FEE 2:

FEE 3:

TOTAL:



1 SITE PLAN
C-101 1/8" = 1'-0"



ZONING INFORMATION

PROJECT: 318 E WOODLAND AVE
KNOXVILLE, TN 37917

JURISDICTION: KNOXVILLE, TENNESSEE

PARCEL NUMBER: 081LR00
CITY BLOCK: 1192
WARD: 11

SPECIAL DISTRICTS: ---
NEIGHBORHOOD: OLD NORTH KNOXVILLE

FLOOD PLAN: NONE

LOCAL HISTORIC DISTRICT: ---

NATIONAL HISTORIC DISTRICT: ---

ZONING: RN-2 (SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD)

DIMENSIONAL STANDARDS:

	REQUIRED	ACTUAL
BULK	5,000 SF	6,839 SF
MIN. LOT AREA:	794 ONLY	
MIN. LOT WIDTH:	50'	60'
MAX. BUILDING HEIGHT:	35'	25'-10"
MAX. BUILDING COVERAGE:	30% (2,052 SF ALLOWABLE)	1,897 SF
MAX. IMPERVIOUS SURFACE:	40% (2,736 SF ALLOWABLE TOTAL)	2,736 SF

SETBACKS

MIN. FRONT SETBACK:	20' OR THE AVERAGE BLOCKFACE, WHICHEVER IS LESS; IN NO CASE LESS THAN 10'	20'
MIN. INTERIOR SIDE SETBACK:	0' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COM. SINE.	0'
MIN. CORNER SIDE SETBACK:	12'	12'
MIN. REAR SETBACK:	25'	25'
MAX. GROSS FLOOR AREA:	NON-RES ONLY	

GARAGE / ACCESSORY DWELLING UNIT:

MAX. GARAGE HEIGHT:	18'	18'
MAX. BUILDING COVERAGE (LOT AREA):	900 SF	552 SF
MAX. GROSS FLOOR AREA:	600 SF	552 SF

PARKING:

PARKING SPACE REQUIRED FOR ADU DWELLING - SINGLE FAMILY	1	2 (MIN.) NO. (MAX.)
TOTAL PARKING SPACES REQUIRED	3	4

FREEZE

NOT FOR CONSTRUCTION

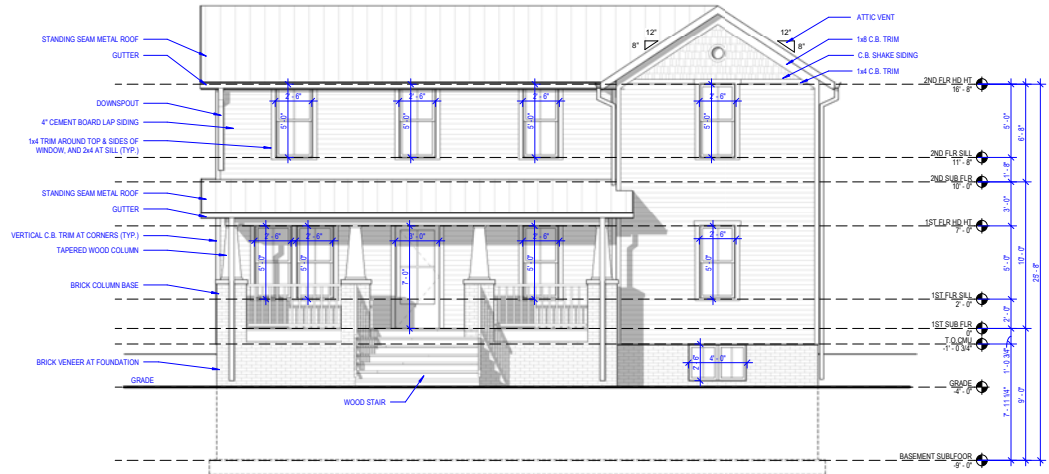
NEW SINGLE FAMILY RESIDENCE & ACCESSORY DWELLING UNIT
318 E. WOODLAND AVE.
KNOXVILLE, TN 37917

PREPARED BY: [Faint text]

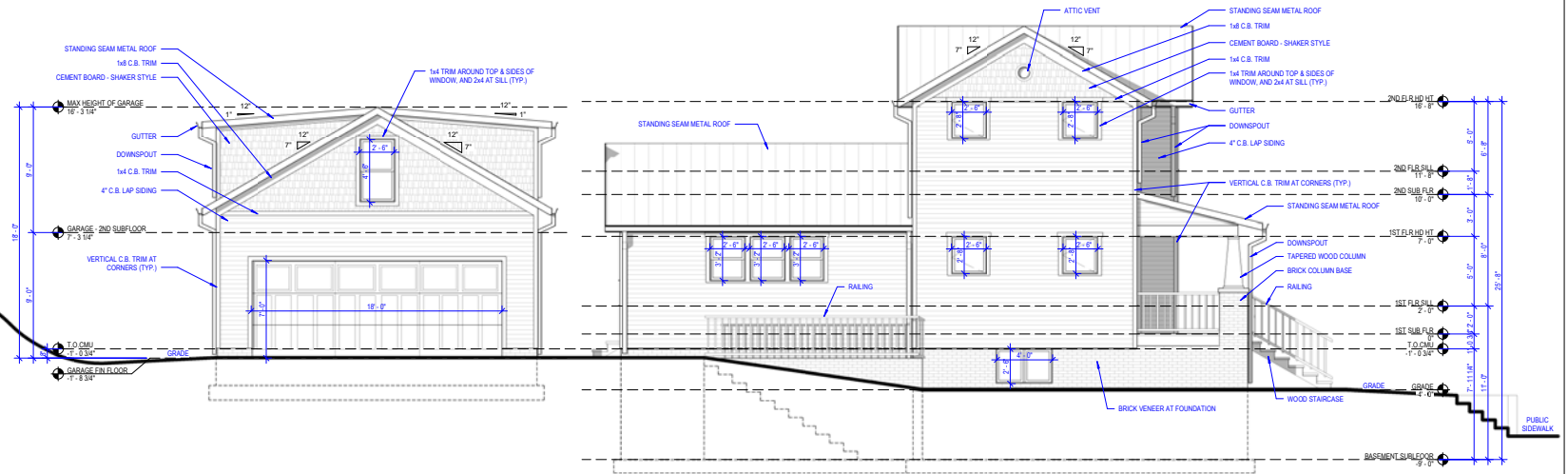
SITE PLAN
C-101

ALL DIMENSIONS AND LOCATIONS ARE TO BE CORRECTED TO MATCH THE SURVEY AND RECORD PLANS. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RECORD PLANS. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RECORD PLANS. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE RECORD PLANS.

NOT FOR CONSTRUCTION



1 WEST ELEVATION - HOUSE
A-201 1/4" = 1'-0"



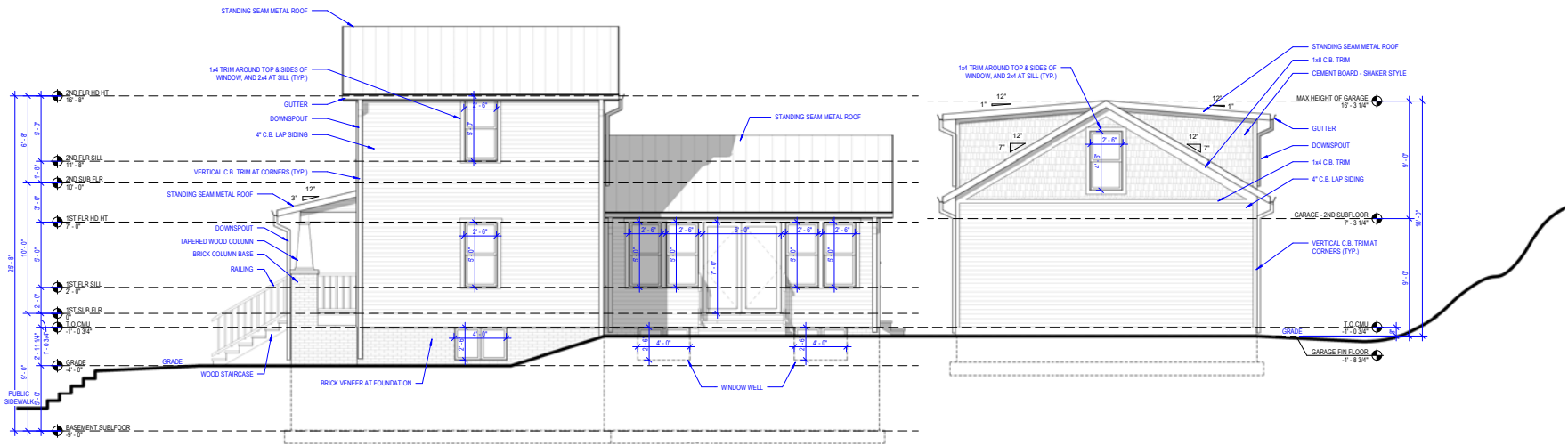
2 NORTH ELEVATION - GARAGE & HOUSE
A-201 1/4" = 1'-0"



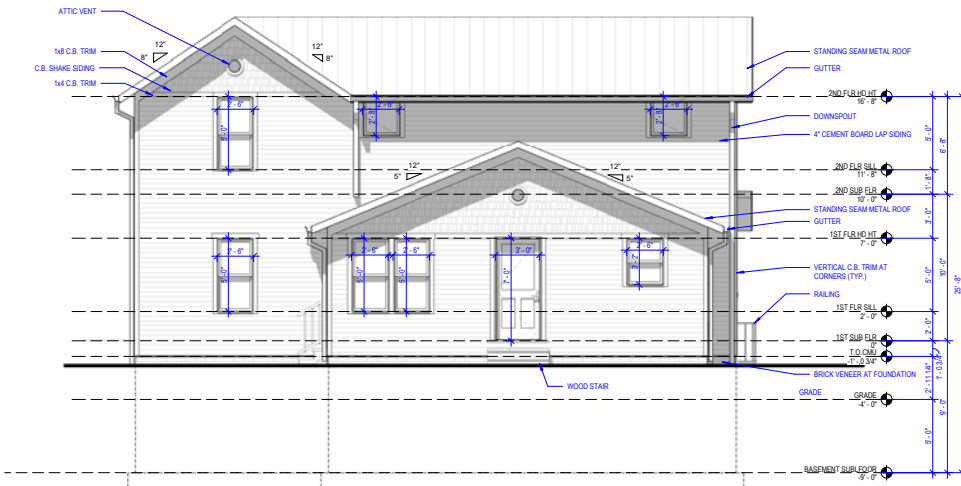
**NEW SINGLE FAMILY RESIDENCE &
ACCESSORY DWELLING UNIT**
318 E. WOOLAND AVE.
KNOXVILLE, TN 37917

EXTERIOR ELEVATIONS
A-201

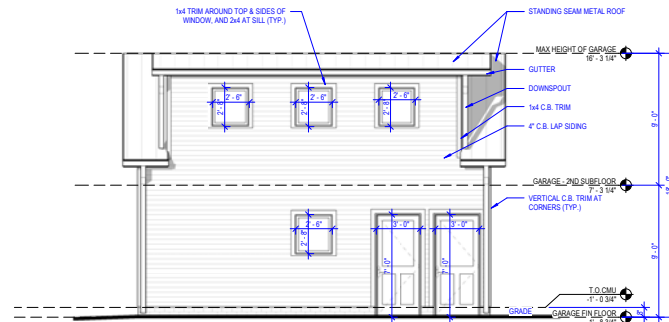
NOT FOR CONSTRUCTION



1 SOUTH ELEVATION - HOUSE & GARAGE
A-202 1/4" = 1'-0"



2 EAST ELEVATION - HOUSE
A-202 1/4" = 1'-0"



3 WEST ELEVATION - GARAGE
A-202 1/4" = 1'-0"



**NEW SINGLE FAMILY RESIDENCE &
ACCESSORY DWELLING UNIT**
318 E. WOOLLAND AVE.
KNOXVILLE, TN 37917



318 E Woodland - Looking North across Woodland Ave.



318 E Woodland - Looking West facing Woodland Ave.



318 E Woodland - Looking West at corner



318 E Woodland - Looking Southwest at neighbor



318 E Woodland - Looking at South corner



318 E Woodland - Looking at Southeast neighbor



318 E Woodland - Looking East



318 E Woodland - Looking East up Matthews Place