



Staff Report

Infill Housing Design Review Committee

File Number: 1-B-22-IH

Meeting: 1/19/2022
Applicant: Joshua Maddox JC Precision Homes
Owner: Joshua Maddox JC Precision Homes

Property Information

Location: 1640 Edgewood Ave. **Parcel ID** 81 D D 013
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Edgewood Park Infill Housing Overlay District

Description of Work

Level II Additions Visible from the Primary Street

Second-story addition to a one/1.5-story Craftsman bungalow. Applicant proposes to remove the upper portion of the main roof, and install a side-gable second-story addition with a 4' stem wall visible from the exterior, including three new rectangular windows on the façade. The addition will be clad in fiber cement shake siding with a dimensional shingle roof.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

9. Additions

- In making an addition, exterior covering and roof materials, doors and windows should be selected that are like those original to the house.
- If replacement is necessary, new windows and doors should be in keeping with the style and openings of the original design.
- Additions should be made to the rear or side of the house. Taller additions should be made to the rear of the house to keep the original scale of the front façade consistent with other houses on the block.
- The roofline and roofing materials should complement the original house.

Comments

1. The house to receive an addition is a 1.5-story Craftsman bungalow with paired second-story windows in the side gable fields.
2. Guidelines recommend that additions be made to the rear or side of the house, with taller additions especially towards the rear of the house to maintain the original scale of the façade and consistency with other houses on the block. This block of Edgewood Avenue features a consistent streetscape pattern of historic one/1.5 story Craftsman bungalows, Queen Anne cottages, and Minimal Traditionals. This addition is proposed for the front/roofline of the house.
3. Guidelines also encourage using a roofline which complements the original house. The proposed addition would significantly alter the original house's roofline, which is a simple side-gable roof characteristic of Craftsman designs.

4. Additional interior space is typically added to 1/1.5-story houses via the addition of a dormer on the existing roof slope. Alternately, the applicant could increase interior space by adding a rear addition.

Recommendation

Staff recommends denial without prejudice of the proposed second-story addition due to its not meeting design guidelines; alternately, the Design Review Board could choose to postpone the application to allow the applicant to submit a revised proposal for an addition which more clearly meets the design guidelines.



<p>INFILL HOUSING REVIEW BOARD</p>	<p align="center">I-B-22-IH</p> <p align="center">APPLICATION FOR CERTIFICATE OF APPROPRIATENESS</p>	<p>Applicant: Joshua Maddox JC Precision Homes</p>
	<div data-bbox="371 1822 509 1881" data-label="Image"> </div> <div data-bbox="527 1822 985 1885" data-label="Text"> <p>1640 Edgewood Ave. Edgewood Park Infill Housing Overlay District</p> </div> <div data-bbox="303 1915 961 1969" data-label="Text"> <p>Original Print Date: 1/10/2022 Knoxville/Knox County Planning - Infill Housing Design Review Committee</p> </div> <div data-bbox="781 1915 862 1942" data-label="Text"> <p>Revised:</p> </div>	<div data-bbox="1143 1812 1419 1969" data-label="Image"> </div>



DESIGN REVIEW REQUEST

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

Applicant

1-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

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Staff Signature

Please Print

Date

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: _____

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

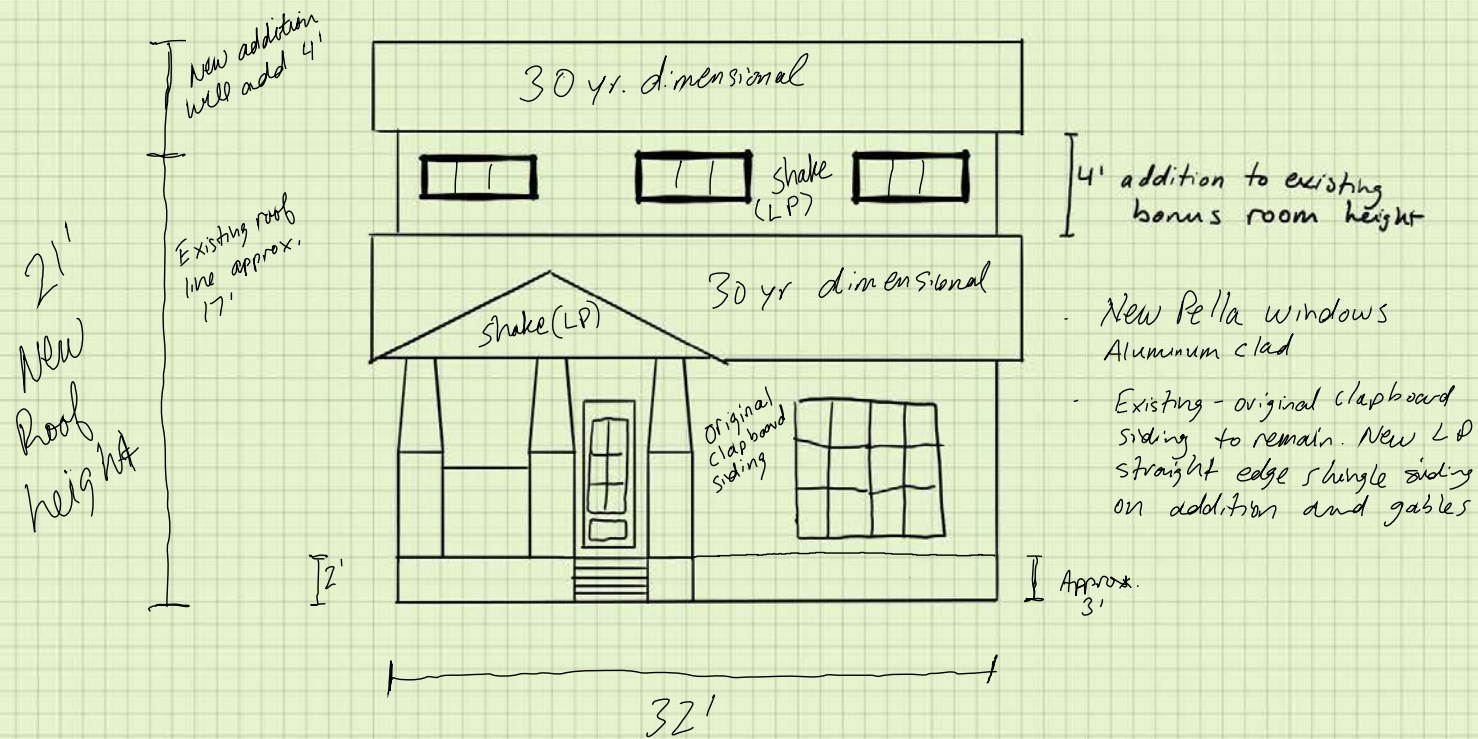
FEE 1:

FEE 2:

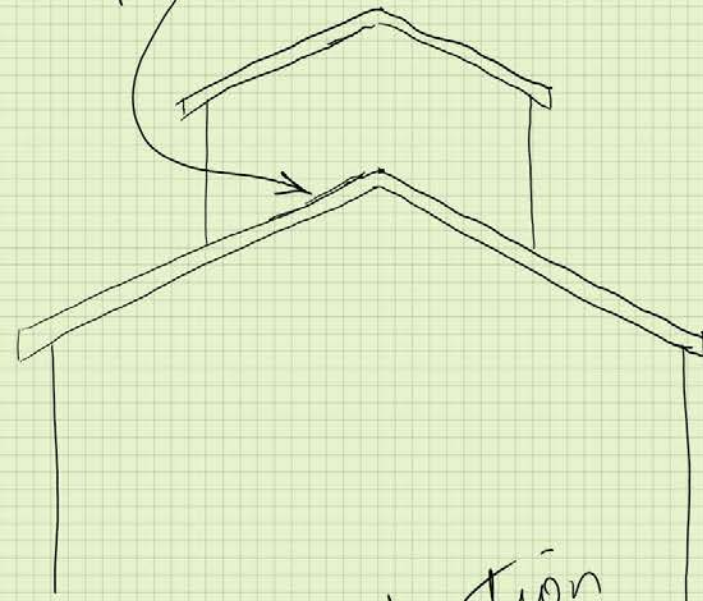
FEE 3:

TOTAL:



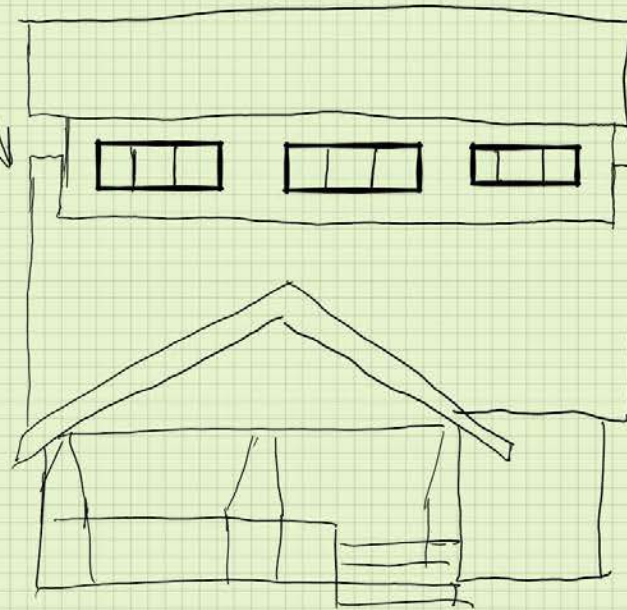


proposed alternate
cave (original cave maintained)

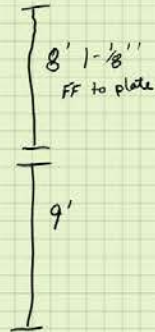


side elevation

original cave
maintained

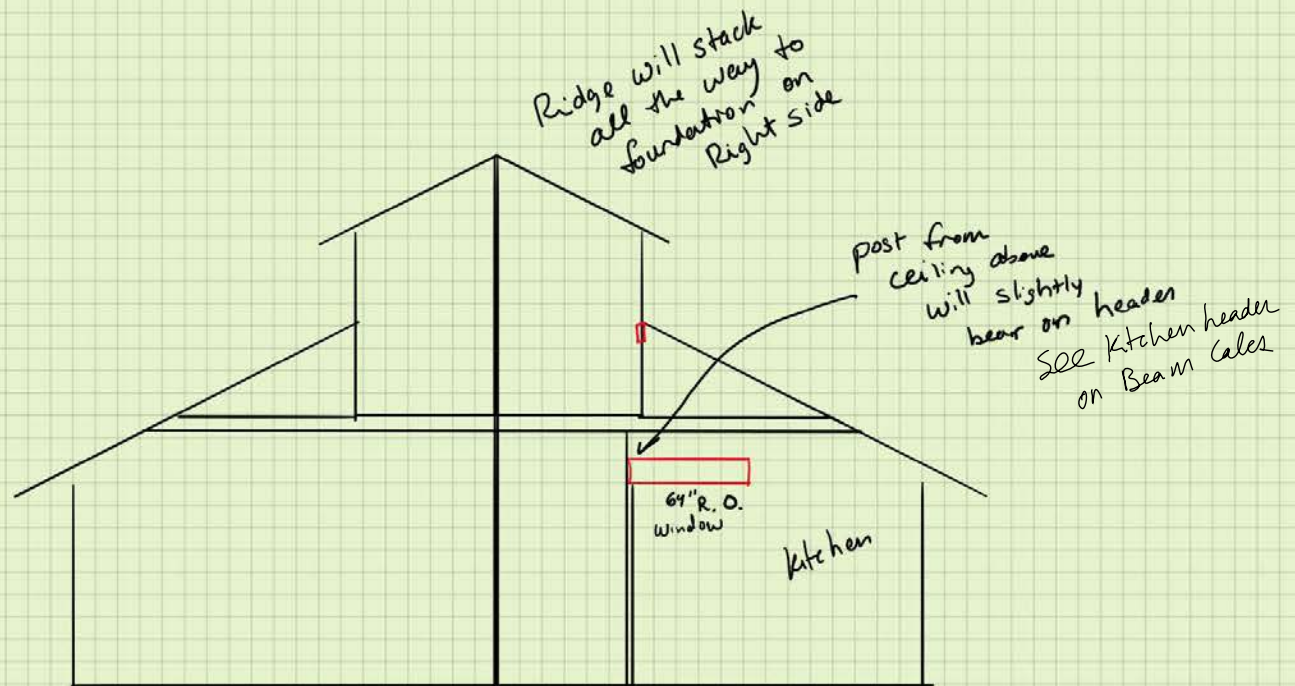


Front Elevation



Left Elevation
Section
(Not to scale)

A4



Right Elevation /
Section

A 3



Examples provided by applicant