



# Staff Report

Infill Housing Design Review Committee

File Number: 11-D-21-IH

**Meeting:** 1/19/2022  
**Applicant:** Rick Fagan  
**Owner:** James Gallman

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## Property Information

**Location:** 1506 Ohio Ave. **Parcel ID** 81 | P 008  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Lonsdale Infill Housing Overlay District

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## Description of Work

Level III New Primary Structure

Revised submission from 11/17/21 meeting: New primary residence fronting Ohio Ave. Modular manufactured house measuring 60' wide by 25'-4" deep, with an 8' deep by 10' wide, front-gable roof porch centered on the façade. The house is proposed to be set 20' from the front property line, 30' from the right side property line, and 57' from the left side property line. Parking is accessed from the alley and located on the rear of the property, as an 18' by 18' concrete parking pad.

The 5/12 pitch, side-gable roof is clad in asphalt shingles, the house is clad in vinyl Dutch lap siding, and the house rests in a 16" tall stuccoed foundation. There are four bays of windows and a centrally located door on the façade. A secondary entry is located on the rear elevation.

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## 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

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## Comments

1. The house is proposed for the center/center right of a 200' wide lot. The lot is uniquely large for the context, measuring approximately 200' wide and 115' deep. The house is proposed to be set 20' from the front property

line, 57' from the left side property line, and 30' from the right side property line. The block lacks sufficient context for an average front setback. A recently-approved house at 1520 Ohio Avenue was approved to be set 20' from the front property line. The side setbacks will be wider than the typical neighborhood pattern and create an inconsistent rhythm of houses if the adjacent lots are developed. The front setback will be consistent with the other house on the block. The site plan includes a concrete walkway to the street.

2. While the block does not retain sufficient historic context, the new house is disproportionate in form (significantly wider than) the historic houses in the surrounding neighborhood. The block does not retain many historic structures from which to draw context.
3. The parking has been revised from the initial submission to be accessed from the alley. Engineering has also noted the presence of a 30' buffer zone from the top of the bank, which should be noted on the site plan, along with the distance from the buffer zone to the proposed house.
4. The proposed house is not similar in scale or massing to the surrounding context; the proposed house is a Ranch-style house which is significantly wider than original houses in the neighborhood. The house does not include extensions or bays. The previous application referenced a Minimal Traditional/Transitional Ranch house at 1521 Ohio Avenue for context. In the opinion of staff, the referenced house is not representative of the broader historic house forms or styles found in Lonsdale. Some Ranch-style houses have been constructed as contemporary Infill construction, namely by Habitat for Humanity, including on the 3300 block of Thomas Street (3312 Thomas St, 12-B-20-IH). These Ranch houses incorporate additional complexity via steeper-pitched roofs, proportionate front porches, additional front porch and material details. 3312 Thomas Street is 44' by 30' instead of the proposed 60' by 26'-4" required for the manufactured house.

The house will be placed on a 16" foundation, which is generally compatible in height with historic houses in the neighborhood.

5. The house has been revised to incorporate an 8' deep by 10' wide front porch, with a 5/12 pitch front-gable roof supported by 6 by 6 columns.
6. The proposal does include sufficient transparency on the front, side, and rear elevations. The door shown in elevation drawings is not compatible with the historic context.
7. The house has been revised to incorporate a 5/12 pitch roof. The minimum pitch approved by the board has generally been 6/12. The house incorporates no additional roofline complexity other than the added front porch roof.
8. The proposed vinyl siding, stuccoed foundation, and asphalt shingle roof does meet the design guidelines; however, the vinyl Dutch lap siding is discouraged in Infill Housing reviews. Lap siding with an overlap to resemble wood clapboard siding would be more appropriate.
9. The site plan has been revised to incorporate one tree in the front yard.
10. The previous staff recommendation was denial without prejudice; or postponement to submit an application which more clearly meets guidelines. The items detailed in the previous staff recommendation include 1) a steeper-pitched roof (6/12 or higher) with 12" or more eave overhangs; 2) the addition of a porch, with roof, detailing, and placement to meet design guidelines; 3) the revision of parking placement to meet Infill Housing guidelines and City Engineering standards; 4) the use of lap siding instead of Dutch lap siding; 5) the use of appropriately sized window trim and a revised front door to meet guidelines.

Suggested condition 1 was attempted with a 5/12 pitch roof; suggested condition 2 was addressed via a 10' wide by

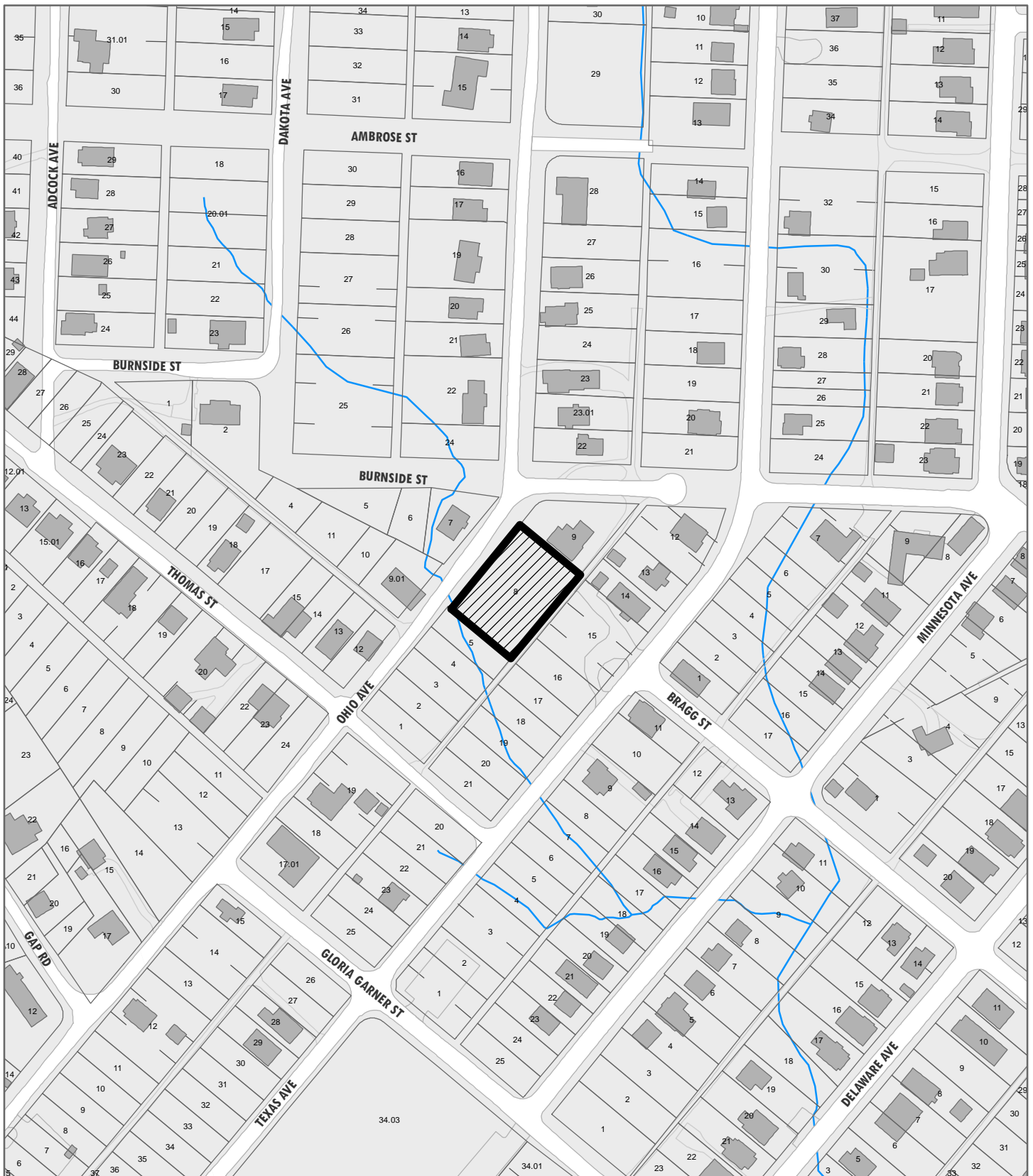
8' deep front-gable roof porch; suggested condition 3 was addressed completely; suggested conditions 4 and 5 were not addressed.

In the opinion of staff, the primary issue with the proposed new construction relates to above Findings #2 and #4 -- the long, narrow form required for a manufactured house is not compatible with the scale and massing of historic houses in Lonsdale. If the proposed house is approved, approval would be based on the block's lack of existing historic context. Additional tactics to contribute detail could include: additional material detailing on gable fields (side and porch); detail on the front porch columns (see 3312 Thomas Street); the use of lap siding with an overlap over Dutch lap siding; and a more appropriate front door. However, the Board should discuss if minor material changes are sufficient to add complexity to the house's massing.

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## **Recommendation**

The Board should review the revision compared to the initial submission to determine if the submitted revisions more successfully align the proposed house with the design guidelines; and identify if any additional detail elements which could contribute complexity to the house's simple form.



**11-D-21-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

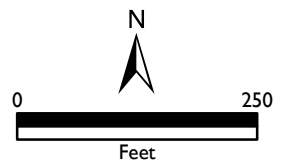
Applicant: Rick Fagan

**INFILL  
HOUSING  
REVIEW  
BOARD**



1506 Ohio Ave.  
Lonsdale Infill Housing Overlay District

Original Print Date: 11/8/2021  
Revised:  
Knoxville/Knox County Planning - Infill Housing Design Review Committee





# DESIGN REVIEW REQUEST

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

james gallman

Applicant

10-29-21

11/17/2021

11-D-21-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

rick fagan

cmh

Name

Company

4606 clinton hwy

knoxville

tn

37912

Address

City

State

Zip

865-382-6376

richard.fagan@claytonhomes.com

Phone

Email

## CURRENT PROPERTY INFO

james gallman

3115 Burnside street

8658032084

Owner Name (if different from applicant)

Owner Address

Owner Phone

1506 ohio ave, knoxville, tn 37921

081IP008

Property Address

Parcel ID

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Crockett*  
Staff Signature

Lindsay Crockett

10-29-21

Please Print

Date

*R*

rick fagan

10-29-21

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: install modular home, tru modular home which appraises as a site built home, Mr. Gallman is building a home for his mother at this address.  
 \_\_\_\_\_  
 \_\_\_\_\_

## STAFF USE ONLY

**ATTACHMENTS**

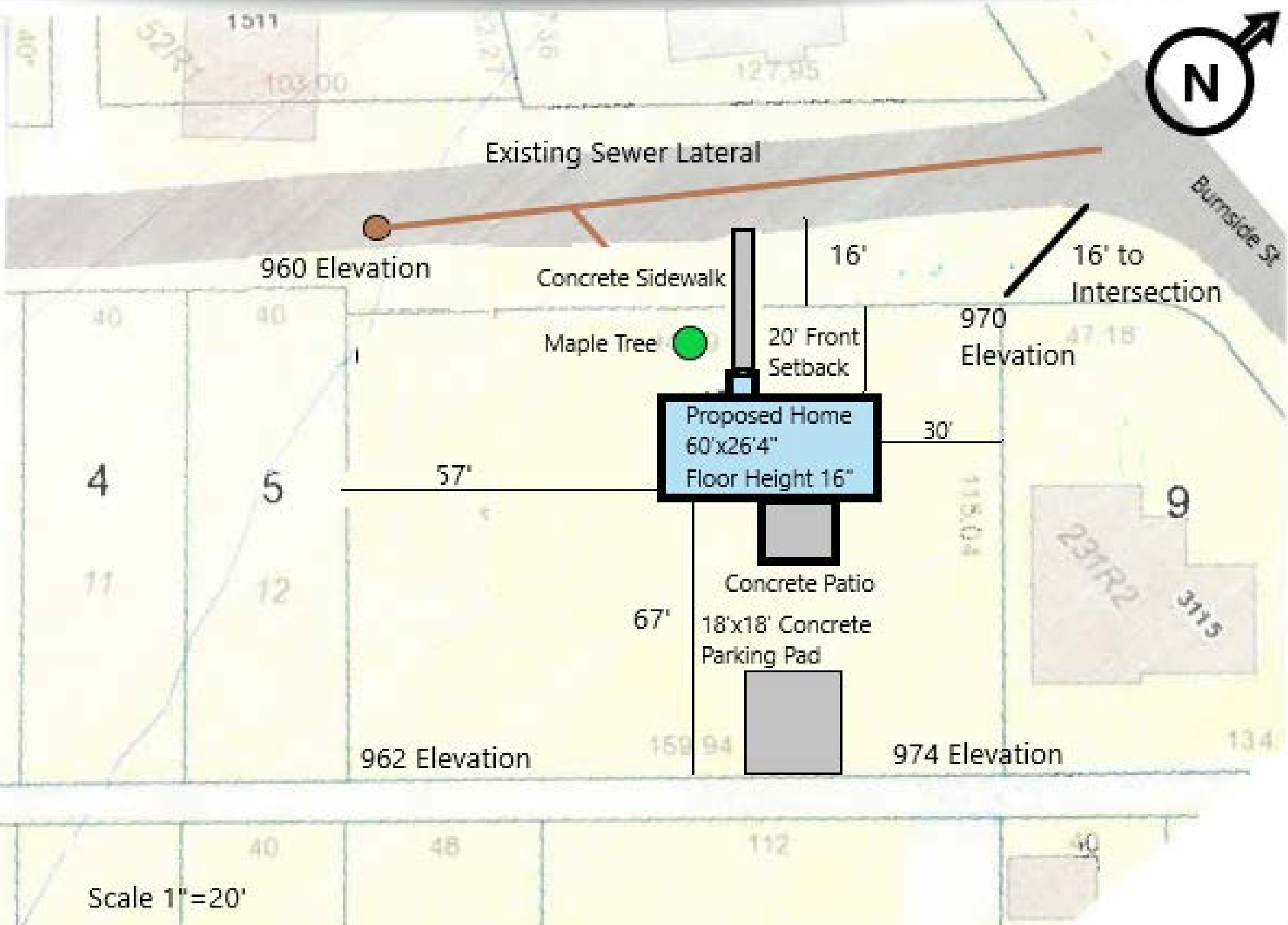
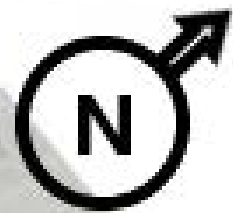
- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

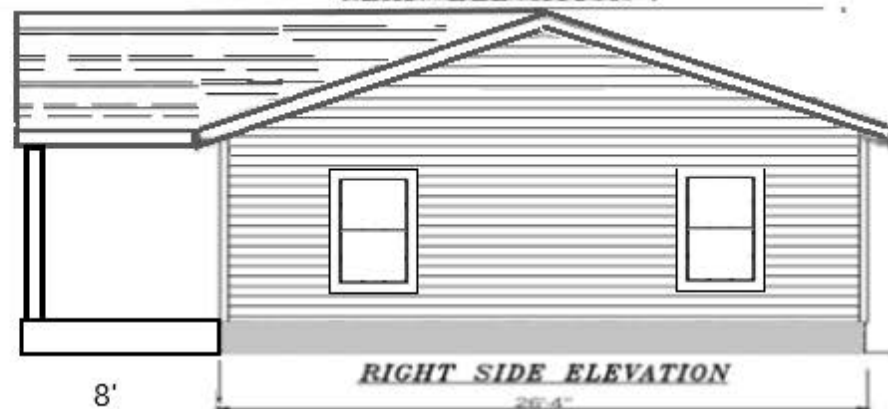
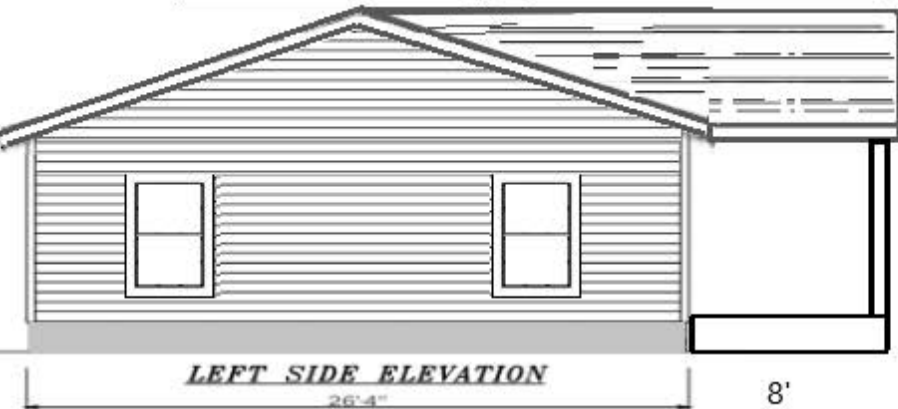
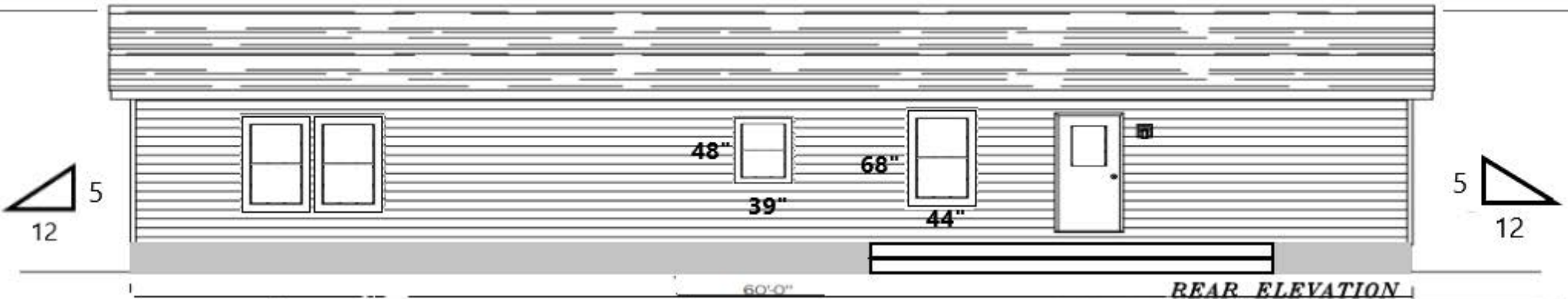
**Level 1:** \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

<b>FEE 1:</b>		<b>TOTAL:</b>
<b>FEE 2:</b>		
<b>FEE 3:</b>		



1506 Ohio Ave, Knoxville TN 37921 Map 81 Parcel 081IP008





8'x10 Concrete Stoop with Covered Porch with painted 6"x 6" Columns

