



Staff Report

Infill Housing Design Review Committee

File Number: 7-B-22-IH

Meeting: 7/20/2022
Applicant: Josh Braden
Owner: Josh Braden

Property Information

Location: 3327 Johnston St. **Parcel ID** 81 H C 04203
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 Johnston Street. One-story, side-gable roof residence measures 30' wide by 40' long, with a 9' deep front porch centered on the façade (east). The house is proposed to be set approximately 31' from the front property line, with the front porch set 22' from the front property line. The parking is proposed as a 20' by 20' concrete parking pad in the front yard.

The one-story house features a 6/12 pitch, side-gable roof clad in asphalt shingles, an exterior of vinyl slap siding, and a brick or stone-clad foundation. The house features a 20' wide, 9' deep front porch centered on the façade, featuring a front gable roof with an open beam detail. The porch also features a square horizontal beam support, "accented to appear as timber beams," supported by two square 6 by 6 posts. The façade (east) features an off-center door and two one-over-one windows. The left (south) elevation features three bays of one-over-one windows, with three bays of windows and a secondary entry on the right elevation. The rear elevation features no windows except a narrow transom, centered on 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.

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 proposed front setback is approximately 31' from the front property line. The only house on the block, 3311 Johnston Street, is set 16' from the front property line. The house should be moved further towards the front property line to align with the average setback of the block. Guidelines also recommend consistent rhythm in side setbacks. Some revisions in the side setbacks will be necessary to address the required parking revisions.
2. The block lacks historic context, which is reflected in previous reviews for new houses on the subject property. The proposed one-story, three-bay house is proportionate to the dimensions of the lot and the other house on the block.
3. The Infill Housing design guidelines note that "parking should not be in front yards." The block does not have an operable alley. Guidelines recommend that "on streets without alleys, parking 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." The site plan should be revised to meet design guidelines and City Engineering standards.
4. The proposed front elevation is similar in scale to other houses on the street, as a 30' wide, three-bay façade. The applicant should provide information on the proposed foundation height; foundation heights should be compatible with the existing house on the block.
5. The design includes a 9' deep front porch which meets the design guidelines. Guidelines note that "porch posts and railings should be like those used in the historic era of the neighborhood's development;" the Board may choose to discuss the porch details of "timber column" accents. The open gable on the front porch lacks historic precedent and should be revised to be more compatible with the neighborhood.
6. Guidelines recommend that "window and door styles should be similar to the original houses on the block," especially in terms of window placement and the ratio of solid to void. The off-center front door does not reflect historic façade patterns and should be revised. There is sufficient transparency on side elevations but at least one window should be added to the rear elevation.
7. At 6/12, the roof has a pitch somewhat more shallow than original houses in the neighborhood; 6/12 is typically the minimum pitch approved by the Board in the Infill Housing overlay. The application does include eave overhangs.
8. The proposed materials do meet the design guidelines; final selection of vinyl siding should be smooth-finished, straight lap siding with an overlap similar to historic wood siding, instead of Dutch lap siding or flush panels.
9. Final site plans should incorporate one native or naturalized shade tree in the front and rear yards.
10. This house is immediately adjacent to two other identical new construction houses under review by the DRB this month. The applicant should introduce differentiation in the three designs, with final approval by staff.

Recommendation

Staff recommends approval of Certificate 7-B-22-IH, subject to the following conditions:

- 1) Revisions to front and side setbacks to be compatible with context, with approval by staff;
- 2) Revisions to proposed parking to avoid front yard and meet design guidelines, with approval by staff;
- 3) Final site plan to meet City Engineering standards;
- 4) Foundation height to be compatible with block and neighborhood context;
- 5) Revise off-center placement of front door, add at least one window to the rear elevation, and revise open-gable

porch design;

6) Introduce differentiation in design between 3327, 3331, and 3335 Johnston Street.



7-B-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

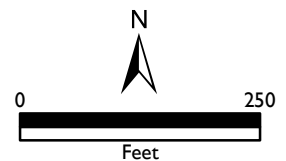
Applicant: Josh Braden

**INFILL
HOUSING
REVIEW
BOARD**



3327 Johnston St.
Lonsdale Infill Housing Overlay District

Original Print Date: 7/6/2022
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

BN GROUP, LLC.

| | | |
|------------|------------------------------|----------------|
| Applicant | | |
| 06/09/22 | 07/20/2022 | 7-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

| | | | |
|--------------------|--------------------------|-------|-------|
| Josh Braden | BN GROUP, LLC. | | |
| Name | Company | | |
| 303 Bob Smith Lane | Knoxville | TN | 37924 |
| Address | City | State | Zip |
| 865.696.7375 | joshuabradens4@gmail.com | | |
| Phone | Email | | |

CURRENT PROPERTY INFO

| | | |
|---|---|--------------|
| BN GROUP, LLC. | 303 Bob Smith Lane, Knoxville, TN 37924 | 865.696.7343 |
| Owner Name (if different from applicant) | Owner Address | Owner Phone |
| 3327 Johnston Street, Knoxville, TN 37921 | #081HC04203 | |
| Property Address | Parcel ID | |
| | RN2 | |
| Neighborhood | Zoning | |

AUTHORIZATION

| | | |
|---|------------------|------------|
|  | Lindsay Crockett | 6.13.22 |
| Staff Signature | Please Print | Date |
|  | Josh Braden | 06/09/2022 |
| 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

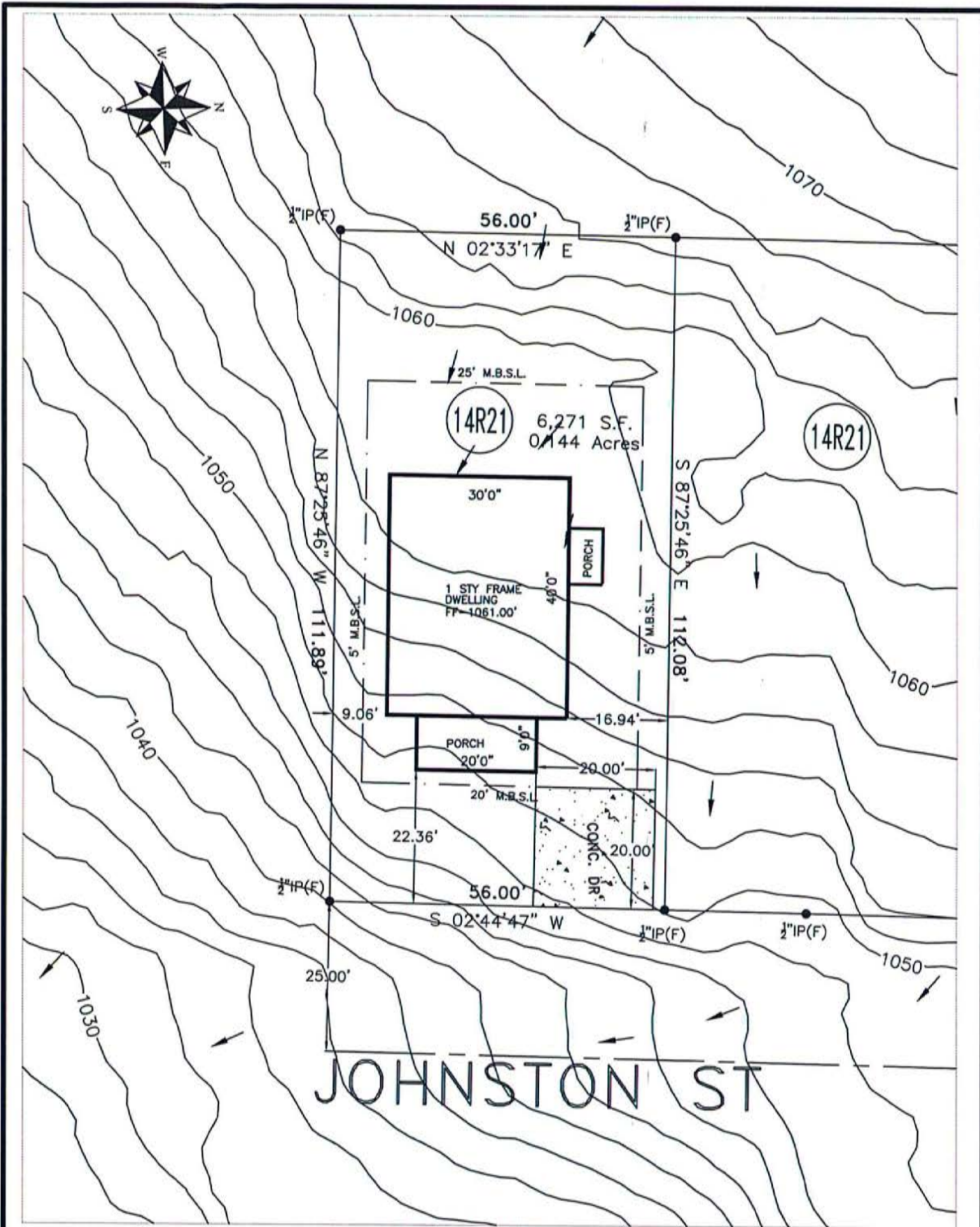
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

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

| | | |
|---------------|--|---------------|
| FEE 1: | | TOTAL: |
| 250.00 | | |
| FEE 2: | | |
| FEE 3: | | 250.00 |



DATE: 11/01/16

SITE PLAN

DRAWING NUMBER 332122

FOR BN GROUP LLC

ADDRESS 3327 Johnston Street

DISTRICT 5th COUNTY KNOX

LOT NO. 14R1-1 RESUB. BELLOCK AND SCHMIDT PROP. S/D

WARD 19th CITY BLOCK 19321 DRAWN BY SWA

MAP CAB. 202202230065497

TAX MAP 081H GROUP C PARCEL 042.03

WARRANTY DEED BK. 202109290026155

MORTGAGE CO.

TITLE CO.

SCALE 1" = 20'

CITY KNOXVILLE STATE TN ZIP 37912

ABBOTT LAND SURVEYING LLC
STEVEN W. ABBOTT JR, RLS

1109 E. WOODSHIRE DRIVE

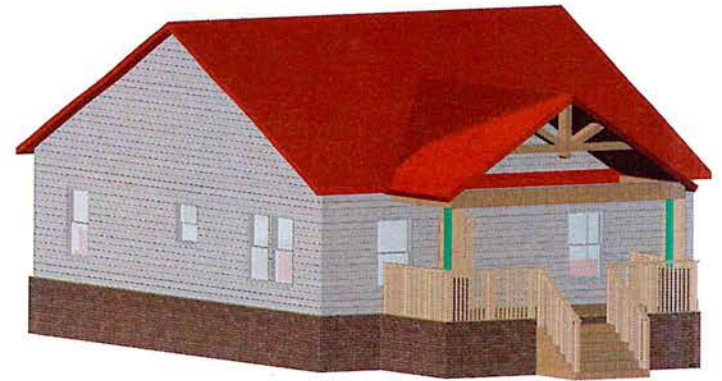
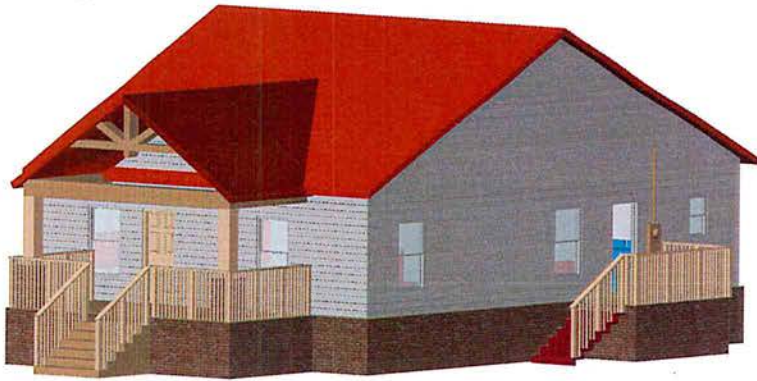
KNOXVILLE, TN 37922

OFFICE: (865) 671-1149

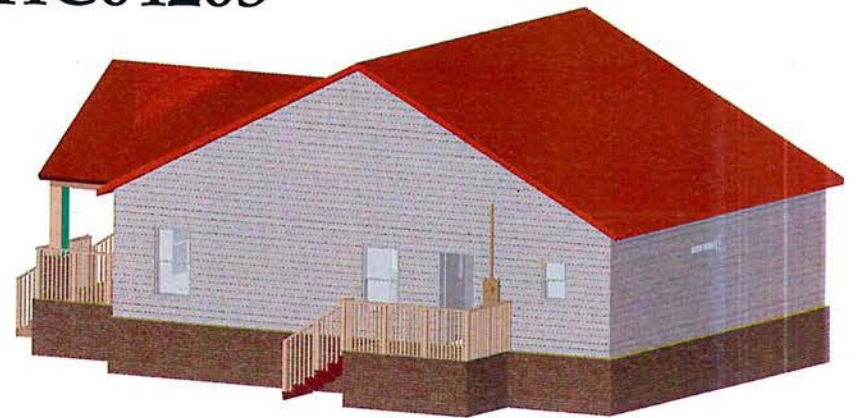
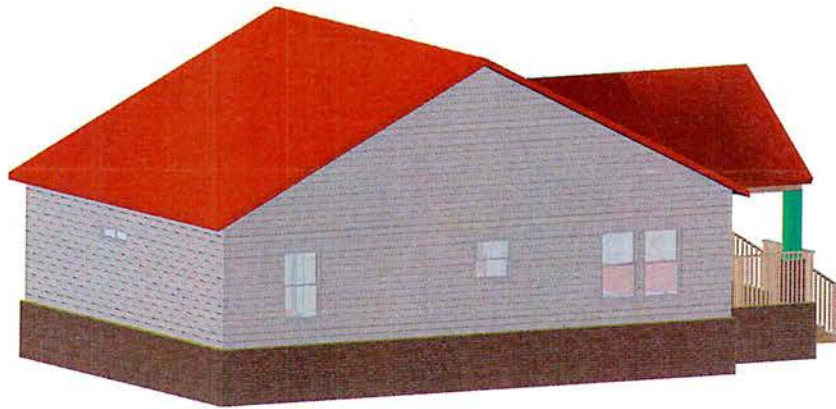
EMAIL: survmap@tds.net



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

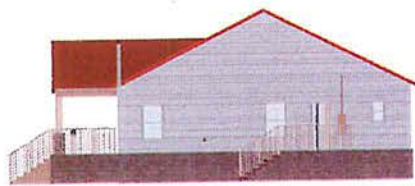


3327 Johnston St.
Knoxville, TN 37921
Parcel ID #081HC04203

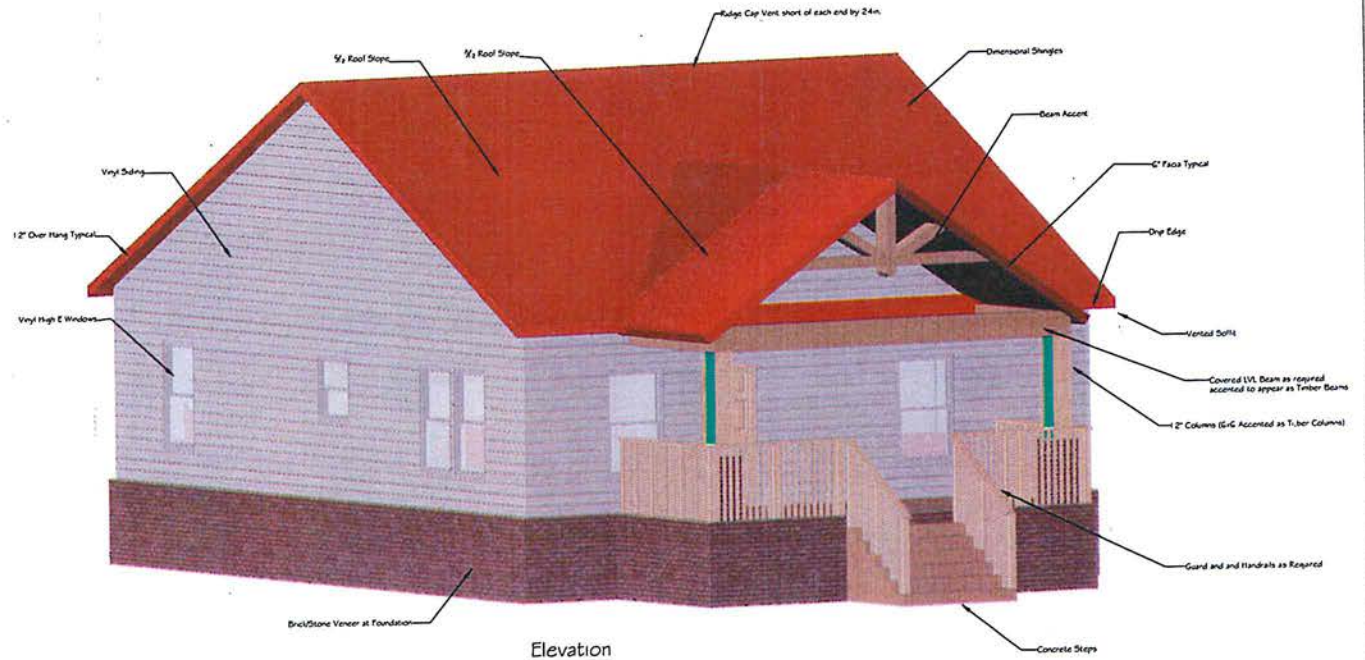


New One Story Single Family Residence

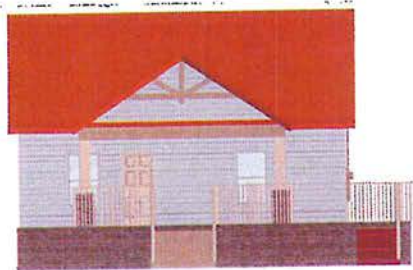
- Roofing Material: Shingles
- Door Style: Craftsman 6-Light
- Siding Material: Vinyl, Straight-Lap
- Gable Vent Style: White, Rectangle Vinyl



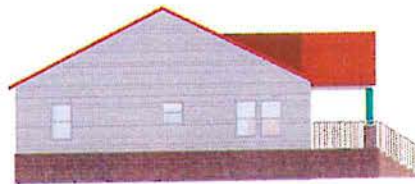
Right



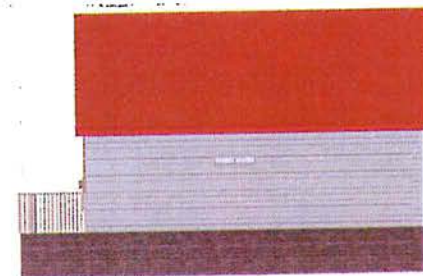
Elevation



Front

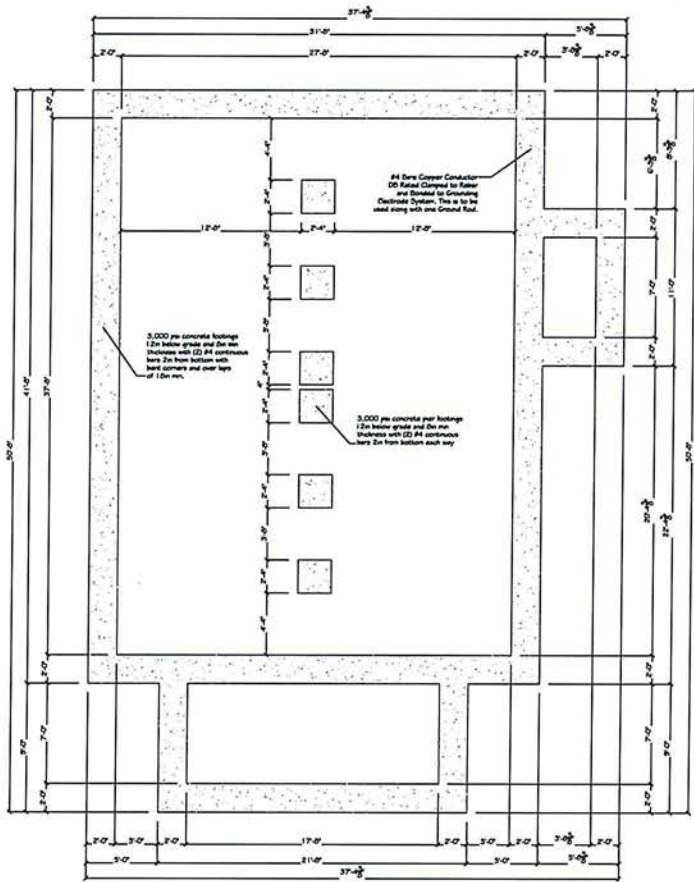


Left

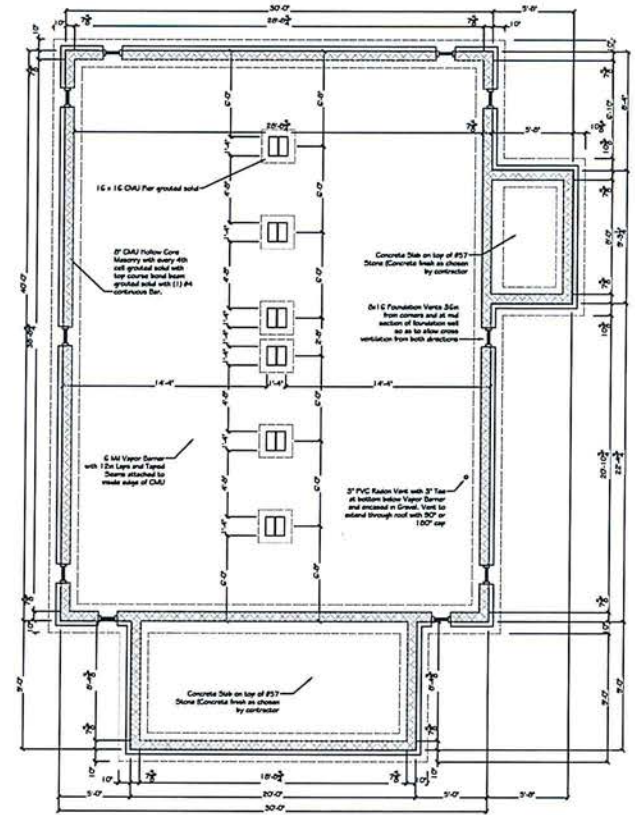


Rear

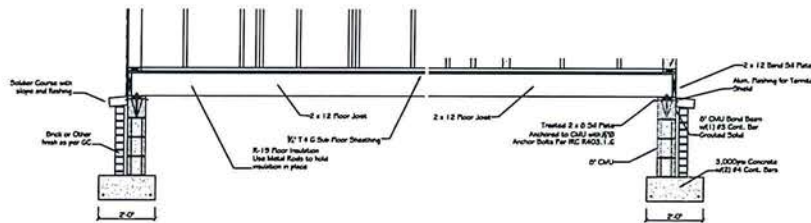
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|--------------------------|----------------|
| Project Name and Address | Project Number |
| Client Name | 00121211 |
| Design Date | |
| Issue Date | |
| Scale | |
| Drawn/Checked/Approved | |
| Sheet Number | |
| Scale | |
| CL.1 | |



Footing Plan
Scale 1/4" = 1'-0"



Foundation Wall Plan
Scale 1/4" = 1'-0"



Foundation Sections
Scale 1/4" = 1'-0"

| | |
|--------------------------|----------------|
| Project Name and Address | Project Number |
| 1825 Mill | 1825 Mill |
| Client Name | Contract Date |
| February 14, 2023 | Scale |
| Drawn | Check Drawing |
| Checked | Blot Number |
| Approved | E1.0 |

