



Staff Report

Infill Housing Design Review Committee

File Number: 3-A-22-IH

Meeting: 3/16/2022
Applicant: Chris Lane
Owner: James Gallman

Property Information

Location: 1506 Ohio Ave. **Parcel ID** 81 I P 008
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 Ohio Ave. Modular manufactured house, rotated ninety degrees from previous submissions, to measure 26'-4" wide by 60" long, with an 8' deep, 13' wide front-gable roof porch projecting from the right side of the façade. House is proposed to be set 20' from the front property line, 85' from the right side property line, and 49' from the left side property line. Parking is accessed from the alley and located on the rear of the property, as an 18' by 81' concrete parking pad.

The 5/12 pitch, front-gable roof is clad in asphalt shingles, the house is clad in vinyl Dutch lap siding, and the house rests on a 16" tall stuccoed foundation. The two-bay wide façade features paired one-over-one windows, with a door centered under the porch. There are secondary entries on both side elevations.

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.

Comments

1. The house is proposed for the left side of a 200' wide lot. The lot is uniquely wide for the context, measuring approximately 200' wide and 115' deep. The house will be set 20' from the front property line, 85' from the right

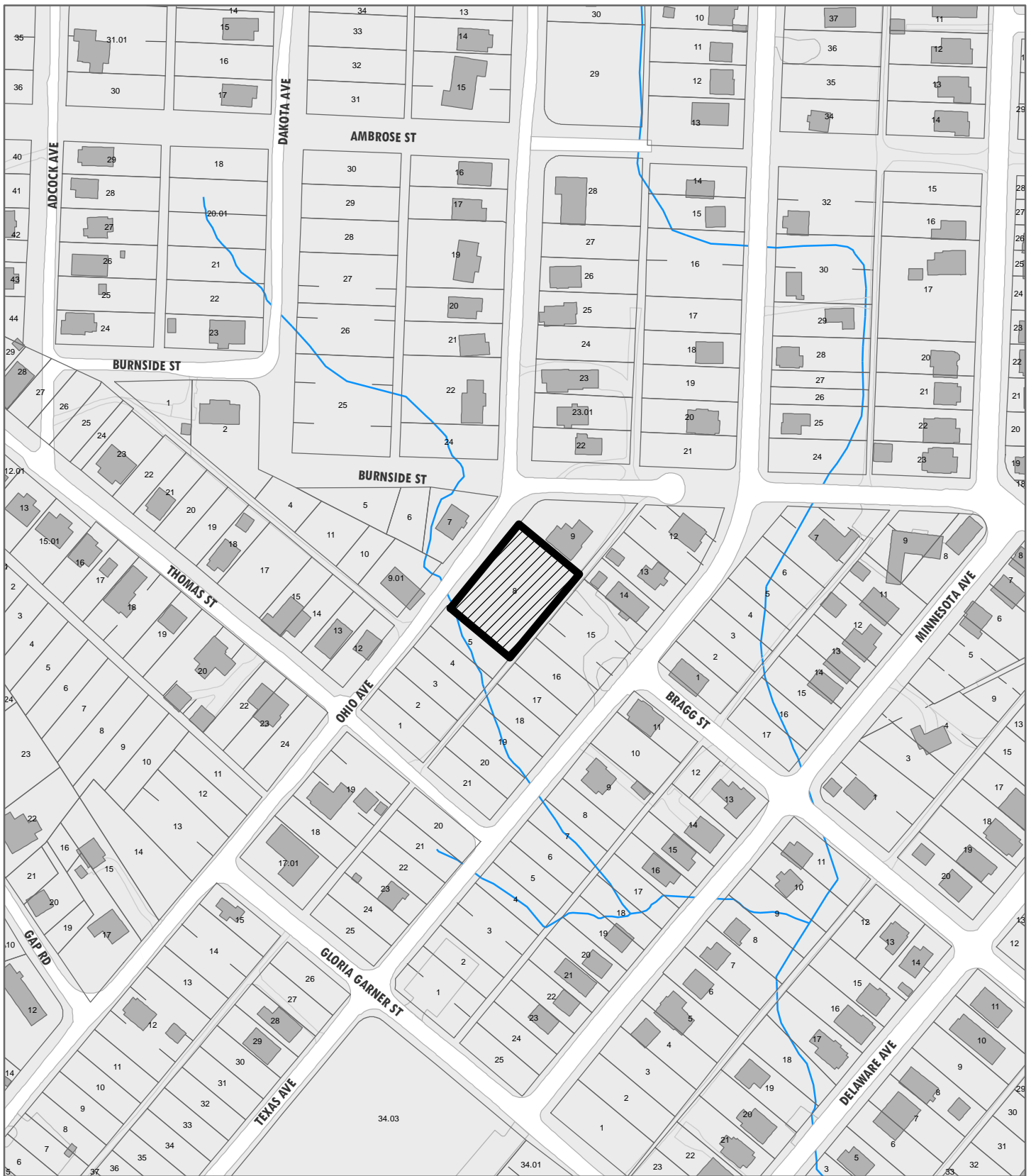
side property line, and 49' from the left side property line. The block lacks sufficient context for an average front setback. A recently approved house at 1520 Ohio avenue was approved to be set 20' from the front property line. The side setbacks will be wider the typical neighborhood pattern, but the 85' right side setback could allow the current or future property owner to subdivide and create a second smaller-sized lot. 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 house, the façade width is compatible with 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 submissions 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. Rotating the house to make the shorter side face the street has made the house more compatible with the scale of the surrounding context, though the house does not contain extensions or bays. The house will be placed on a 16" tall foundation, which is generally compatible in height with historic houses in the neighborhood.
5. The house has been revised to include an 8' deep by 13' wide front porch, with a 5/12 pitch, front-gable roof supported by 6 by 6 columns with a handrail.
6. The proposal includes sufficient transparency on the front and side 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 typically been 6/12, though some 5/12 pitch houses have been approved in the past. 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 meets the design guidelines. Vinyl Dutch lap siding has typically been discouraged in Infill Housing reviews.
9. The site plan incorporates one tree in the front yard and landscaping/shrubbery in the side yards.
10. The previous submission was postponed in November 2021 and denied without prejudice in January 2022. The applicant completed a workshop with the Design Review Board in February 2022 to discuss potential modifications. Tactics discussed in a workshop rotating the house ninety degrees so the narrow side faces the street, the addition of guardrails on the porch and steps, and the modification to include a double window on the façade. Along with the discussed changes, throughout the previous reviews, the applicant has incorporated a front porch, window and door trim, eave overhangs, and a front porch. Previous reviews have recognized the lack of substantial historic context on the block. A narrow, long modular manufactured house may remain inappropriate for a block defined by greater roofline complexity and more standardized massings.

Recommendation

Staff recommends approval of Certificate 3-A-22-IH, subject to the following conditions:

- 1) Parking to meet Infill Housing guidelines and City Engineering standards;
- 2) Incorporate another native or naturalized shade tree in the rear yard;
- 3) Select a front door more appropriate for the neighborhood context.



3-A-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

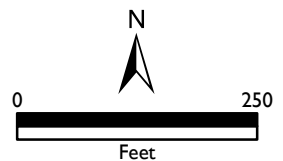
**INFILL
HOUSING
REVIEW
BOARD**



1506 Ohio Ave.
Lonsdale Infill Housing Overlay District

Original Print Date: 3/3/2022
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Chris Lane





DESIGN REVIEW REQUEST

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

James Gallman

Applicant

2/24/22

March 16, 2022

3-A-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

Chris Lane

CMH

Name

Company

4606 Clinton Hwy

Knoxville

tn

37912

Address

City

State

Zip

8656886110

chris.lane@claytonhomes.com

Phone

Email

CURRENT PROPERTY INFO

james gallman

3115 burnside st

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

Lindsay Crockett

2.25.22

Staff Signature

Please Print

Date

[Signature]

Rick Fagan

2/24/22

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, providing home for his mother

STAFF USE ONLY

ATTACHMENTS

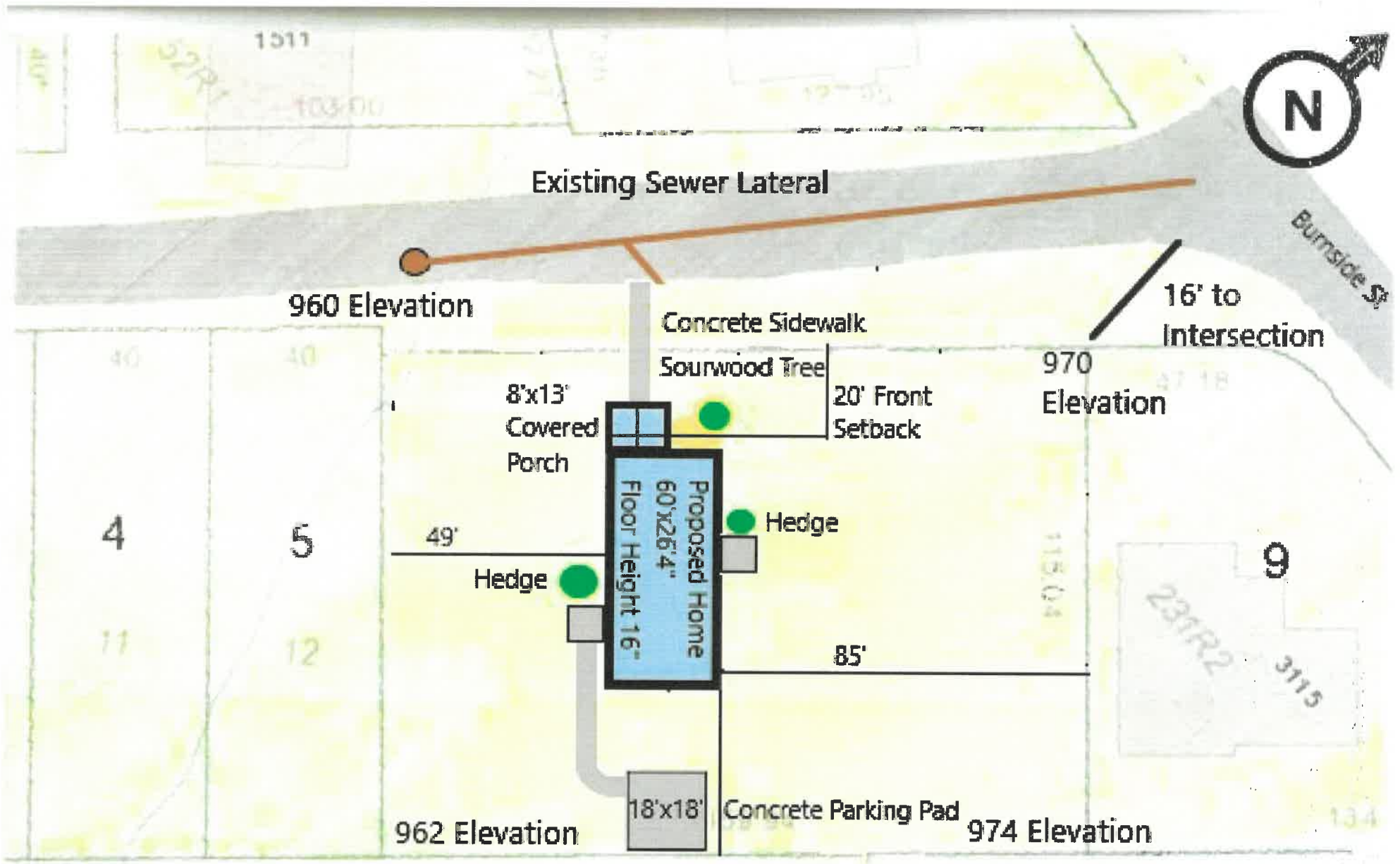
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

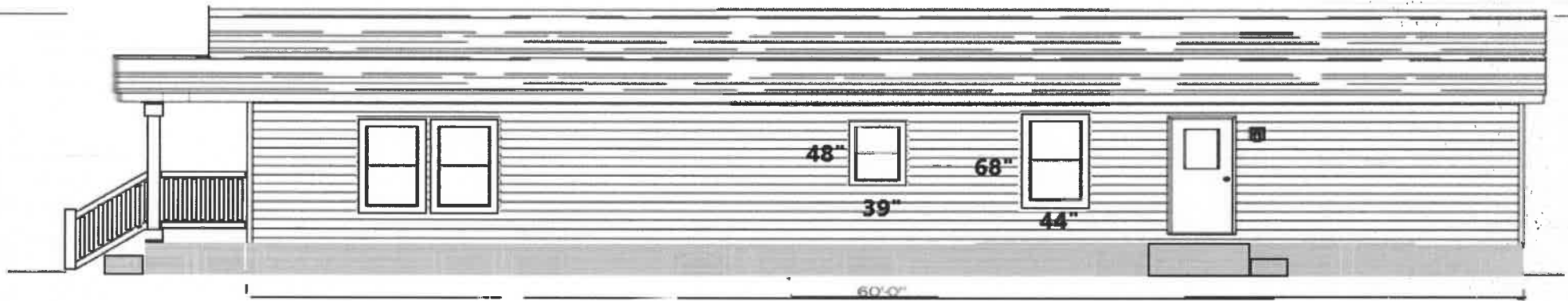
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

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

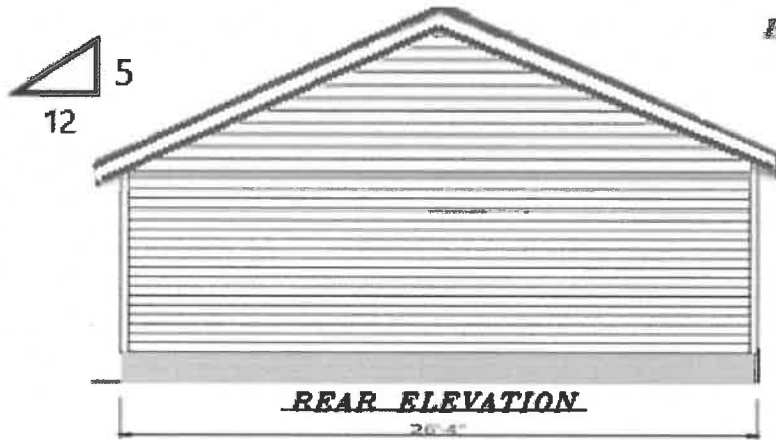


Scale 1"=20'

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



RIGHT SIDE ELEVATION

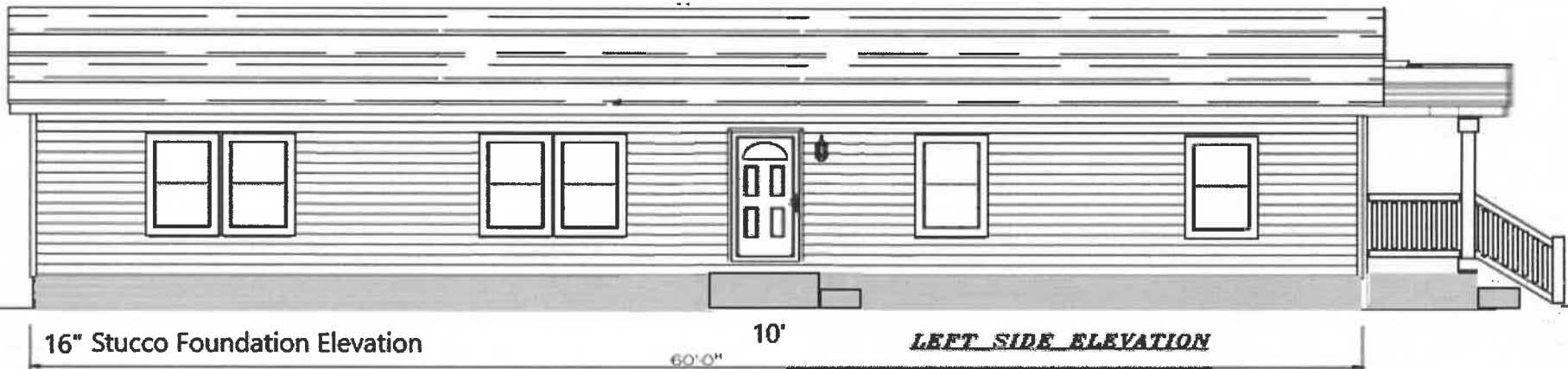


REAR ELEVATION

3 Tab Asphalt Shingles



FRONT ELEVATION



LEFT SIDE ELEVATION

16" Stucco Foundation Elevation

Vinyl Dutch
Lap Siding

104" Eave
Height

Windows
have 1" Trim
with 4" Lineals

scale 1" = 7.16'