



Staff Report

Infill Housing Design Review Committee

File Number: 3-B-22-IH

Meeting: 3/16/2022
Applicant: Elizabeth Eason Elizabeth Eason Architecture LLC
Owner: KCDC

Property Information

Location: 3312 McPherson St. **Parcel ID** 81 P A 025
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III Subdivisions, New Primary Structure

New primary residence fronting McPherson Street and subdivision of land. Front-gable roof residence measures 28' wide by 50' long overall, with a 12' deep porch recessed under the primary gable on the left half of the façade, and a front-gable roof massing projecting from the right half. The house is proposed to be set 14.3' from the front property line. The parking extends off McPherson Street on the left side of the house, via a 11' wide by 38' long concrete driveway.

The 6/12 pitch, front-gable roof is clad in asphalt shingles, the exterior is clad in fiber cement lap siding, and the house rests on a slab foundation (clad in stucco on exposed portions). The roof features wide eave overhangs and brackets. On the façade (southwest elevation), the recessed porch is supported by tapered fiberglass columns on top of concrete or brick bases, featuring a one-over-one window adjacent to a half-light door. A lower front-gable roof massing, featuring roof brackets and a paired one-over-one window, projects from the right half. There are three bays of windows on the left side elevation and three on the right. A secondary entry topped by a small shed roof is located on the rear elevation.

The proposed new construction is accompanied by the subdivision of land. Three lots (3312, 3314, and 3318 McPherson) originally measured 40' wide (3312), 40' wide (3314) and 120' wide (3318). The subdivision of land will create one 77.38' wide lot (3312), one 60' wide lot (3314), and one 60' wide lot (3318).

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 average front setback of the blockface is 17'. The applicant has proposed a front setback of 14' to respect a 30' blue line stream buffer and existing trees to the rear of the property line. The proposed front setback for 3312 McPherson Street will be reflected in the adjacent new construction at 3314 and 3318 McPherson Street and create a consistent front yard space along the block. The house is not centered on the lot, with a proposed right side setback of 38'; however, the side setback will also accommodate the existing tree buffer around the creek. The site plan includes a walkway from the front door to the street.

2. The proposal for 3312 McPherson Street incorporates a proposed subdivision of land (reflected on engineer's survey drawings. Platting the three properties of 3312, 3314, and 3318 McPherson Street into three even lots of 77.38', 60', and 60' wide (respectively) will create more consistently-sized lots with evenly-spaced houses.

The provided lot dimensions are sufficient for the Design Review Board to review the "request for subdivision approval" (16.6.D) for the three new lots to be created. If there are any substantial deviations from the proposed lot size and layouts on the final plats, final plats will require further review by the DRB.

3. The block features a range of house forms, including infill construction, modified Minimal Traditionals, and a Ranch house. The proposed house is proportionate to the dimensions of the lot. The re-subdivided lots will create consistent side yard setbacks and spacing.

4. The parking is proposed to extend off McPherson Street, with an 11' wide by 38' long concrete driveway. There is no alley on the east side of McPherson Street, and the rear of the property features a blue line stream with a 30' buffer. Alley-accessed parking would not be possible on this property. The proposed driveway meets Infill Housing guidelines for new construction without an alley, placing cars at least 20' behind the front façade of the house with a driveway off the street limited to one lane.

Due to the stream in the rear of the property, there are a number of stormwater requirements associated with the house's finished floor elevation, driveway design, and buffer zone. These items can be addressed in permitting. The final site plan submitted should meet City Engineering's requirements and all modifications to the parking should remain within the Infill Housing design guidelines.

5. The house's three-bay façade is comparable in scale to other houses along the street, with a similar façade width (excluding the Ranch house). The design features sufficient complexity, with a projecting front gable roof massing on the façade. The house features a concrete slab foundation, which is lower in height than typical historic foundations. However, the concrete slab foundation accommodates an accessibility ramp from the parking to the front porch, meeting a requirement of the City Homemakers Program to provide a zero-step entry. Existing houses on the block have similarly low foundations. City Engineering requires the foundation to be modified to provide a finished floor elevation of 2' above the adjacent road grade; which may require modifications to the elevation drawings and proposed zero step entry.

6. The design incorporates a 12' deep, recessed front porch, with columns appropriate for the design.

7. The proposed windows and doors meet the design guidelines and are compatible with the neighborhood

context, and side elevations feature a sufficient amount of transparency.

8. The roof pitch is sufficiently steep for the neighborhood context, and the projecting bay on the façade adds complexity to the overall design. The additional details of roof brackets and wide eave overhangs contribute to the design.

9. The proposed materials of asphalt shingle cladding, fiber cement lap siding, and a stuccoed foundation meet the design guidelines.

10. Case numbers 3-B-22-IH through 3-F-22-IH are five adjacent new construction projects on two sides of the same block. The applicant has successfully used changes in roof pitch, roof gable details, siding elements, and porch detailing to differentiate the five houses.

11. 3312 McPherson Street does not have the 25' depth to the front property line to require a new shade tree to accompany the new construction. The rear of the lot will retain a significant amount of trees to support the stream buffer.

Recommendation

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

- 1) Final site plan to reflect City Engineering and Stormwater comments; any modifications to driveway or parking to meet Infill Housing design guidelines;
- 2) Any substantial deviation on final plats from the proposed subdivision of land to require further review by the DRB;
- 3) Final elevation drawings and foundation design to reflect Engineering's requirements for finished floor elevation, along with the required zero step entry, with modifications to be approved by staff.



3-B-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

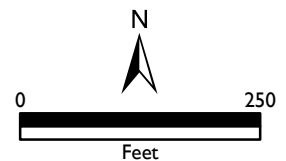
Applicant: Elizabeth Eason Elizabeth Eason
Architecture LLC

**INFILL
HOUSING
REVIEW
BOARD**



3312 McPherson St.
Lonsdale Infill Housing Overlay District

Original Print Date: 3/7/2022
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

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

Knox Housing Partnership dba HomeSource east tennessee

Applicant		
02/25/2022	03/16/2022	3-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

Elizabeth (Beth) Eason	Elizabeth Eason Architecture LLC		
Name	Company		
524 S Gay Street suite 301	Knoxville	TN	37902
Address	City	State	Zip
865-525-9066	elizabeth@EEArchitecture.com		
Phone	Email		

CURRENT PROPERTY INFO

KCDC and City of Knoxville

Owner Name (if different from applicant)	Owner Address	Owner Phone
3312 McPherson Street Knoxville TN 37921	081PA026 081PA025	
Property Address	Parcel ID	
Marietta Addition	RN-2	
Neighborhood	Zoning	

AUTHORIZATION

<i>Lindsay Crockett</i>	Lindsay Crockett	2.25.22
Staff Signature	Please Print	Date

<i>Ken Block</i>	KEN BLOCK	2-24-2022
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: single family residence & replat of property

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:

\$250.00

FEE 2:

FEE 3:

TOTAL:

\$250.00



Knoxville Knox County Planning
Design Review Board

February 25, 2022

RE: 3312, 3314, & 3318 McPherson Street

Dear Design Review Board,

I am providing the following calculations for your consideration in review of the Infill Housing application for 3312, 3314, & 3318 McPherson Street.

For the northeastern block of McPherson and properties 3312, 3314, 3318 we are proposing a 14' front yard setback. We calculated the average block face setback measured from KGIS as follows:

3334 - 12.5'

3322 - 23'

3312 - 4'

3302 - 13'

3222 - 15'

Average of 13.5'

We request approval of a 14' setback for these new homes.

Sincerely,

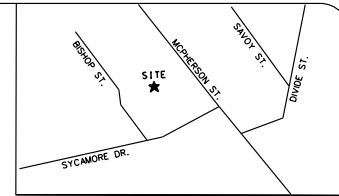
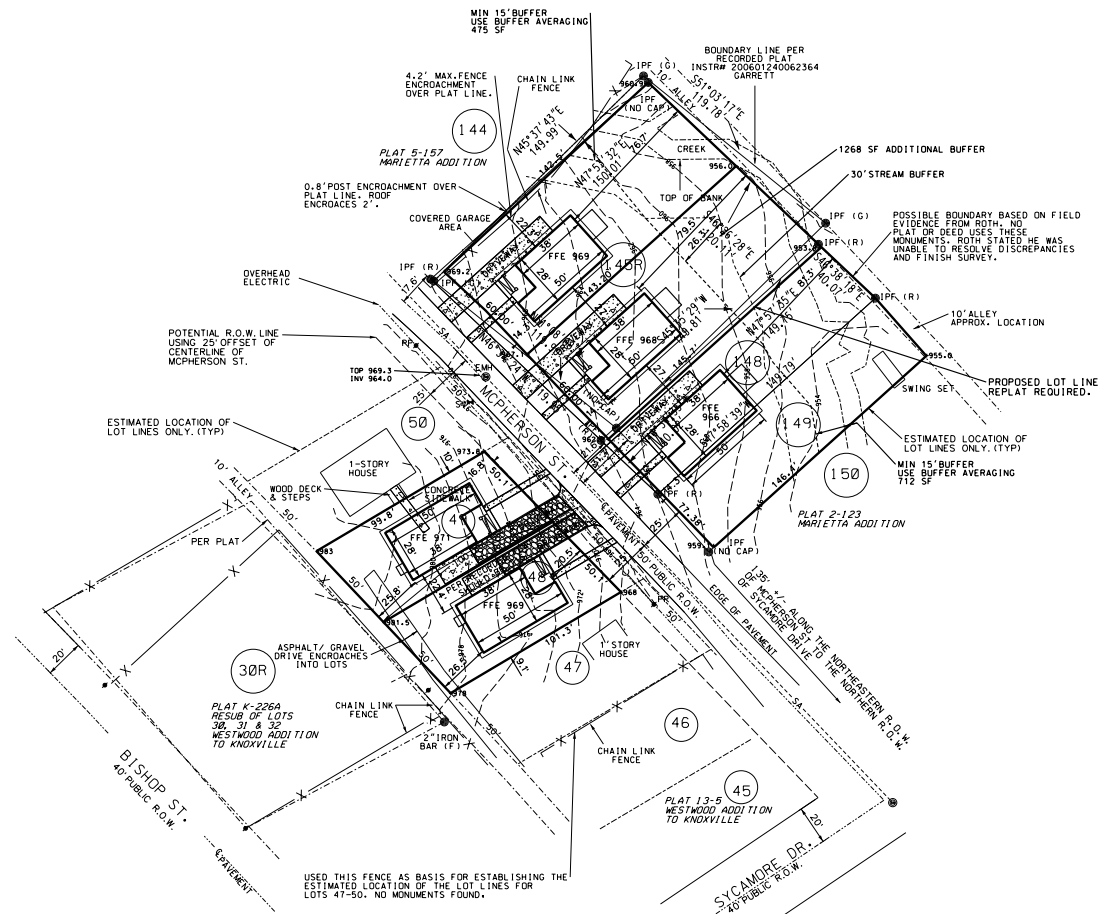
Elizabeth Eason



LEGEND

- IPF (R) IPF ROTH
- IPF (G) IPF GARRETT
- ③ LOT NUMBERS
- PP # POWER POLE
- OVERHEAD ELECTRIC
- GUIDE WIRES
- EMM ● SANITARY SEWER MANHOLE
- BOUNDARY LINES
- SVM SEWER VALVE

S31°56'49"E FIELD MEASURED CALLS
41.19'



VICINITY MAP
N.T.S.



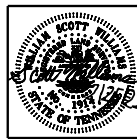
OWNER REFERENCES:
 KDC INST. NO. 201402070046874
 RESUB. OF 140-147 OF
 MARIETTA ADD. TO KNOXVILLE
 CITY OF KNOXVILLE
 INST. NO. 200812190038764
 LOT 148 MARIETTA ADDITION
 PLAT CAB. A, SLIDE 32A
 KDC INST. NO. 202107130002728
 INST. NO. 200805210087556
 KNOX HOUSING PARTNERSHIP, INC.
 INST. NO. 200805210087556
 LOT 48 & 49 WESTWOOD ADD. TO KNOXVILLE
 PLAT CAB. B, SLIDE 10C

- NOTES:
1. THE PURPOSE OF THIS MAP IS TO SHOW SITE PLAN INFORMATION FOR 5 NEW HOUSES.
 2. THE BOUNDARY, UTILITY, AND TOPOGRAPHIC INFORMATION FOR LISTED PARCELS ARE TAKEN FROM DRAFT SURVEY AND ARE NOT FINAL. THE BOUNDARY LINES FOR THE SURVEYED LOTS WERE NOT REESTABLISH PER THIS SURVEY DUE TO LACK OF FIELD MONUMENTATION AND DISCREPANCIES BETWEEN FIELD EVIDENCE WITH RECORDED PLATS AND DEEDS.
 3. BEARINGS SHOWN HEREON ARE BASED ON TN GRID NORTH (NAD83).
 4. THIS PROPERTY LIES IN ZONE (X), AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP 47093C0277G, EFFECTIVE DATE AUGUST 5, 2013.
 5. THESE PROPERTIES ARE ZONED RN-2 IN CITY OF KNOXVILLE.

NO.	DATE	DESCRIPTION
1	02/25/24	DEED COMM.

SITE PLAN

3312, 3314, 3315, 3318,
& 3319 MCPHERSON ST.
MAP OF PAR. 023-027
MAY 08 10 58 AM
DISTRICT 5, KNOX, CO., TN.
19TH WARD OF CITY OF KNOXVILLE

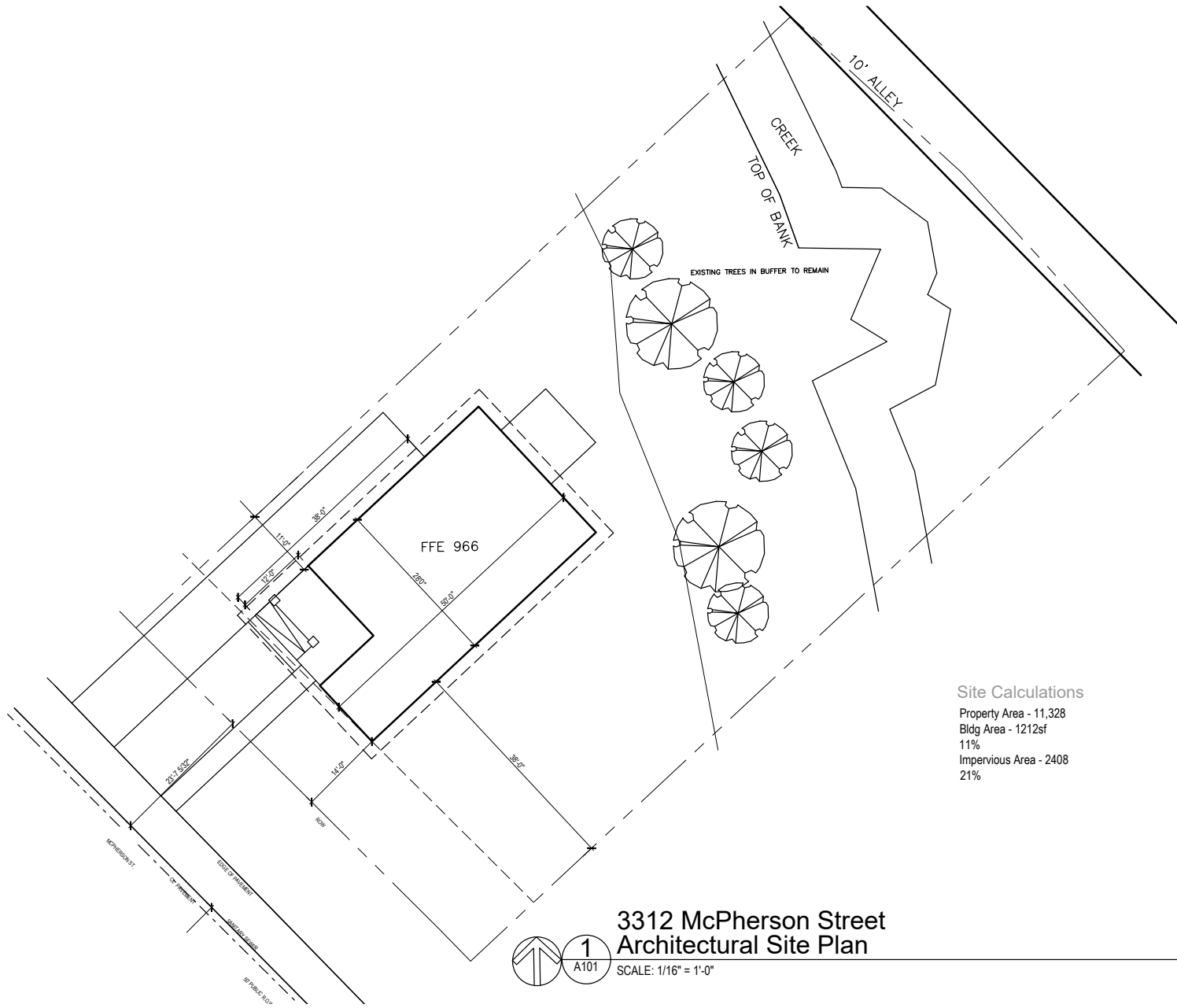


W. SCOTT WILLIAMS & ASSOCIATES
 ENGINEERING
 1000 W. BIRCH ST., SUITE 200
 KNOXVILLE, TN 37917
 PHONE: 615.583.1111
 FAX: 615.583.1112
 WWW.WSWA-ASSOCIATES.COM

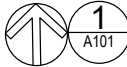
CLIENT:
 KNOX HOUSING PARTNERSHIP, INC.
 KNOXVILLE, TN, 37917

ORIGINAL ISSUE:
FEB. 16, 2022

SHEET NO.
SP1



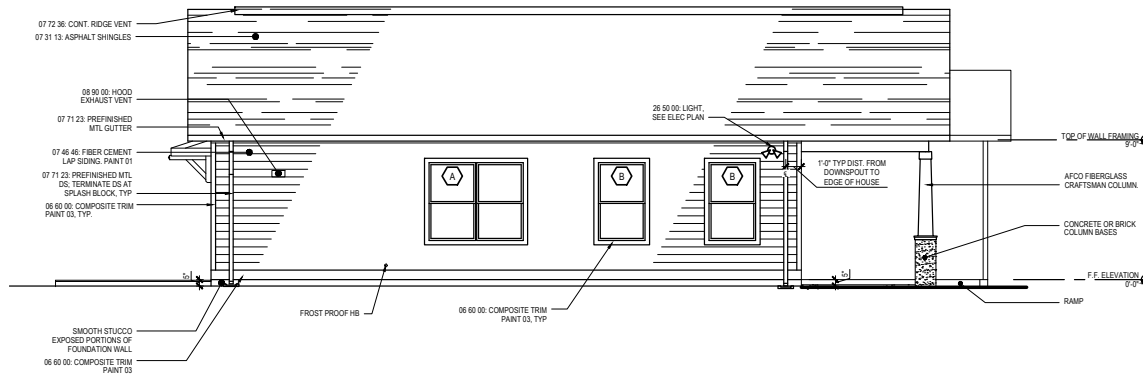
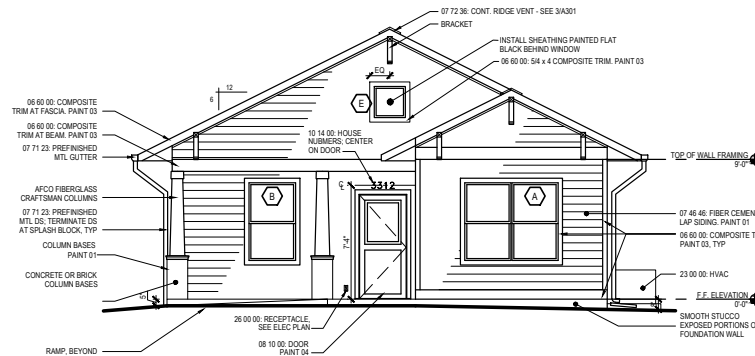
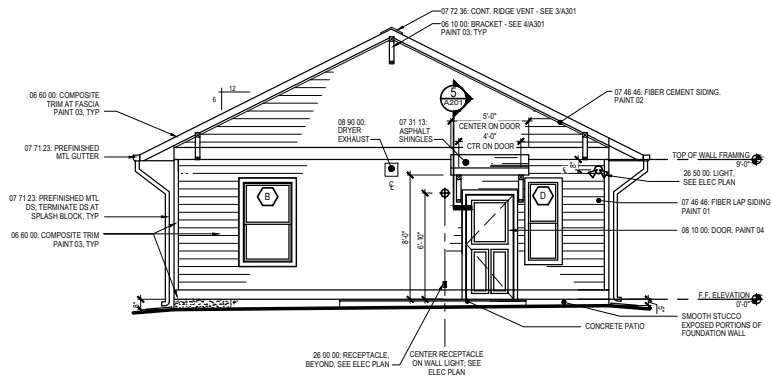
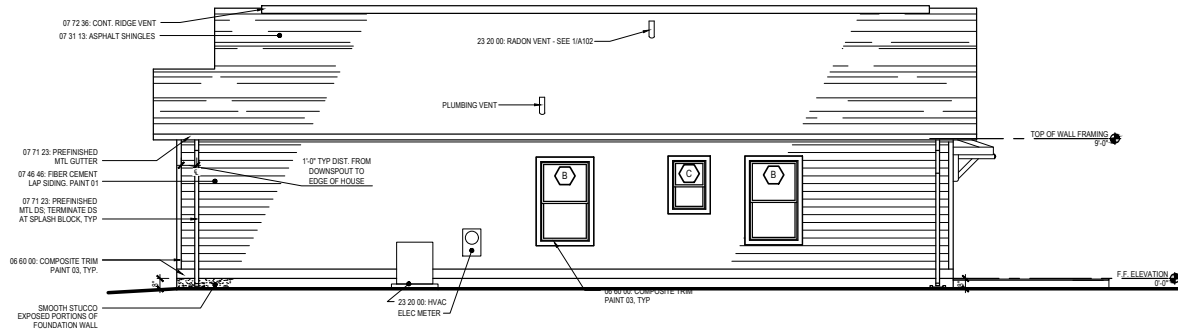
Site Calculations
 Property Area - 11,328
 Bldg Area - 1212sf
 11%
 Impervious Area - 2408
 21%



3312 McPherson Street
 Architectural Site Plan

SCALE: 1/16" = 1'-0"





3312 McPherson Street
Elevations
1
A201 SCALE: 1/8" = 1'-0"

DESIGN GUIDELINES CHECK LIST

Use the following check list to determine the appropriateness of proposed infill housing design for the Heart of Knoxville. For each unchecked item, please refer to the appropriate Heart of Knoxville Infill Housing Design Guidelines section.

Front Yards

Section 1, page 5

- Setback and front door are in line and consistent with original houses on the block.
- Porch and habitable portion of house is offset from street equal to neighboring houses.
- Walkway is proposed from sidewalk (when available) to front door, perpendicular to street.
- Fencing is constructed of traditional materials and excludes chain link, masonry, wide boards, and other contemporary materials.
- Healthy trees are marked for preservation.

House Orientation and Side Yards

Section 2, page 6

- Proposed infill is proportional to dimensions of lot and original houses on the block.
- Proposed infill on corner lots has applied for any necessary zoning variance to locate closer to side street.
- Proposed infill keeps the spacing between houses consistent with original houses on the block.

Alleys, Parking, and Services

Section 3, page 7

- Proposed parking avoids the front yard.
- Proposed infill house has access from alley only (where available) for garage or parking pad. (If no alley access exists, proposed garage or parking pad extends 20 feet beyond the front façade of proposed infill house.)
- Proposed garages accessed by alley are setback at least 18 feet from centerline of alley pavement.
- Proposed parking pads, utility boxes, and waste collection points are visually screened by landscaping and/or fencing.

Scale, Mass, and Foundation Height

Section 4, page 8

- Proposed infill elevation is proportional in scale to the original houses on the block.
- Proposed infill façade respects width of older houses on the block.
- Proposed infill attempts to incorporate historic elements of the block into the design.
- Foundation height is consistent with original houses on the block.
- Additions that cannot conform to scale and height of streetscape are located to the side or rear of infill lot.

Porches and Stoops

Section 5, page 9

- Proposed infill includes plans for a porch in a neighborhood where porches are dominant.
- Proposed porch is proportional to existing porches on block.
- Proposed porch maintains consistency with existing porches in setback along the street.
- Proposed porch materials and details complement the historic character and style of neighborhood (refer to Appendix C).

Windows and Doors

Section 6, page 10

- Proposed window and door styles complement historic character and style of block (refer to appendix).
- Proposed window or door positioning does not violate the privacy of neighboring homes.
- Proposed infill excludes contemporary window styles in pre-1940 areas.
- Proposed infill respects window and door placement of older houses on the block.

Roof Shapes and Materials

Section 7, page 12

- Proposed infill specifies similar pitch to existing houses on block.
- Proposed infill respects complex roof forms of historic blocks (refer to appendix).
- Proposed infill for a pre-1940 neighborhood specifies darker shades of shingle roofing.

Siding Materials

Section 8, page 13

- In a neighborhood dominated by painted wood siding, the proposed infill specifies clapboard or similar substitutes.
- In a neighborhood with mixed architectural styles, the proposed infill specifies appropriate material and detail.
- The proposed infill excludes faced stone, vertical siding, and other non-historic materials.

Additions

Section 9, page 14

- Proposed additions to existing houses respect siding and roof materials, as well as door and window styles original to the house.
- Proposed window or door replacements should respect original style (refer to Appendix C).
- Proposed additions are located to the side or rear of original house.
- Proposed additions which require additional height are located to the rear of the house.
- Specified roof line and roofing materials for proposed addition respect original house.
- Proposed addition does not violate openness or character of front porch.

Multi-unit Housing

Section 10, page 15

- Proposed multi-unit housing respects traditional front yard setbacks of neighborhood.
- Proposed multi-unit housing respects height of original houses in the neighborhood.
- Proposed multi-unit housing respects rhythm and proportion of historic homes on the block.
- Proposed parking for multi-unit housing accesses existing alleys.
- Proposed housing specifies landscaping to include shade trees, in front and back yards.

Landscape and Other Considerations

Section 11, page 16

- For proposed infill with 25 feet or greater front yard depth, at least one shade tree is specified for planting.
- Specified fencing and/or hedges will not exceed 42 inches in height in front yard.
- Front yard fences avoid chain link and specify appropriate historic material.

Small Lot 1930-1950 Era Houses

Section 12, page 17

- Off-street parking is located in the side or rear yard or parallel to the street.
- Multi-unit housing is in scale with other houses on the block and across the street.
- A porch or stoop is part of the design.
- Decks or patios are located behind the house.







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